

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

MEMBERS PRESENT

Pete Mosley
Don Crohan
Sharon Hatcher
Sammie McCoy
John Lackey
Eddie Sanders
Holli Givens
Steve Lane
Brian Richter

STAFF PRESENT

Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant Engineer
Aaron Holmes, Planner
Lincoln Sweet, Planner
Rachel Durham, Planner
Kristi Ransom, Attorney
Debbie Smith, Admin. Office Manager
Lania Escobar, Planning Assistant

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

Chairman Lackey called the meeting to order.

Chairman Lackey asked if there were any announcements.

Mr. Mike Matteson announced the following:

1. The next schedule Triune Special Area plan public meeting will be held January 18th, 2018 at 6pm at Methodist Church in Truine;
2. Item 14 has been withdrawn.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the November 9, 2017 Planning Commission meeting.

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

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion. There being none, Mr. Matteson read the following into the record:

3. Arrington Retreat, Section 4 – Maintenance Bond for Wastewater Collection System - \$69,840
Recommendation: Release the bond.
4. Arrington Retreat, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control - \$348,000
Recommendation: Extend in the current amount for one (1) year.
5. King's Chapel, Section 3A - Maintenance Bond for Roads, Drainage and Erosion Control - \$126,000
Recommendation: Extend in the current amount for one (1) year.
6. King's Chapel, Section 3C - Maintenance Bond for Water (Milcrofton) - \$3,125
Recommendation: Release the bond.
7. King's Chapel, Section 5 - Maintenance Bond for Water (Milcrofton) - \$13,795
Recommendation: Release the bond.

8. King's Chapel, Section 7 - Maintenance Bond for Water (Milcrofton) - \$11,205
Recommendation: Release the bond.
9. King's Chapel, Section 7 - Maintenance Bond for Wastewater Collection System - \$27,750
Recommendation: Extend in the current amount for one (1) year.
10. The Grove, Section 6 – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.
11. Vulcan Materials – Performance Bond for Landscaping/Revegetation - \$63,350.
Recommendation: Extend in the current amount for one (1) year.
12. Waterleaf, Section 1 – Performance Bond for Landscaping - \$25,960
Recommendation: Reduce to maintenance in the amount of \$8,000 for a period of six (6) months.

Chairman Lackey asked for comments from the Commission.

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

ITEM 13

CONCEPT PLAN REVIEW FOR TERRAVISTA SUBDIVISION, CONTAINING 116 LOTS ON 130 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff Report) recommending approval, with the following conditions:

Staff recommends approval of this Concept Plan with the following conditions:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Submission of applicable construction plans for required wastewater treatment and disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a) A letter from TDEC indicating that said system to serve this development was installed and is functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that

- said system to serve this development was constructed in accordance with the approved construction plans and specifications;
- c) A letter from the owner/utility provider indicating that it has accepted said system to serve this development and is currently operating same; and
 - d) The posting of a Performance Bond in the amount of \$120,000 for the Nontraditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant.
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
 3. Establishment of a performance bond for roads, drainage and erosion control;
 4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
 5. Establishment of a performance bond for the wastewater collection system;
 6. Submission of landscaping plans and establishment of a performance bond 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 opened the public hearing for comments.

Mr. Paul Vaden requested the Board to look carefully at the traffic this proposal would cause and the current conditions of Long Lane, stating he felt that Long Lane could not handle the additional traffic without improvements.

Commissioner McCoy noted the traffic report stated turn lanes were not required and asked what the daily traffic count was on Long Lane. Cole Newton of T-Square Engineering stated he did not know the actual counts. Commissioner Mosley stated the condition of Long Lane made him question the traffic analysis and asked if deceleration lanes would be required. Commissioner Lackey stated it appears as though there are no improvements being required. Commissioner McCoy stated he would like more of information from the applicant about the traffic analysis.

There being no further comments, Commissioner Crohan made a motion to defer this item until the January 2018 meeting. Commissioner Givens seconded the motion, which passed by unanimous vote.

ITEM 14

CONCEPT PLAN REVIEW FOR BARNESLEY SUBDIVISION, CONTAINING 19 LOTS ON 30 ACRES LOCATED OFF TULLOSS ROAD IN THE 4TH VOTING DISTRICT

This it was withdrawn

ITEM 15

**PRELIMINARY PLAT REVIEW FOR MCDANIEL ESTATES, PHASE 2,
CONTAINING 38 LOTS ON 12 ACRES LOCATED OFF MCDANIEL ROAD IN
THE 5TH VOTING DISTRICT (1-2017-312).**

Mr. Holmes reviewed the background (see Staff Report) recommending approval, with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - e) A letter from TDEC indicating that said system to serve this development was installed and is functioning;
 - f) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system to serve this development was constructed in accordance with the approved construction plans and specifications;
 - g) A letter from the owner/utility provider indicating that it has accepted said system to serve this development and is currently operating same; and
 - h) The posting of a Performance Bond in the amount of \$4,125 for landscaping improvements.
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The HOA documents must be submitted with the Final Plat, and the approved HOA documents must be recorded concurrently with the recording of the Final Plat;
3. Prior to submittal of the Final Plat containing the 87th lot, all off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 15-3) must be completed in accordance with the approved plans. The developer shall be responsible for acquiring any additional rights-of-way and/or construction easements in order to complete the required improvements;
4. Prior to consideration of Final Plat approval for the first Section of the development, construction of the pedestrian bridge across the Harpeth River must be completed;
5. Establishment of a performance bond for roads, drainage and erosion control;
6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
7. Establishment of a performance bond for the wastewater collection system;
8. Submission of landscaping plans and establishment of a performance bond for landscaping;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. 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.

Commissioner Hatcher asked about the letter of the Traffic Consultant, wanted to ensure all previously approved developments were taken into account when the report was prepared. Mr. Holmes stated it was a total count for the area subdivisions.

Commissioner Givens asked about the dates the report was done and how much traffic had changed in a two (2) year period.

County Attorney Kristi Ransom stated the traffic consultant did consider the growth of this project when doing the report.

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

ITEM 16

PRELIMINARY PLAT REVIEW FOR THE GROVE, PHASE 7 (REVISED), CONTAINING 51 LOTS ON 74 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT (1-2017-313).

Mr. Holmes reviewed the background (see Staff Report) recommending approval, with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

1. Establishment of a performance bond for roads, drainage and erosion control;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a performance bond for the wastewater collection system;
4. Submission of landscaping plans and establishment of a performance bond for landscaping;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
6. 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.

Commissioner Lackey asked how long the 12.5% grade was. Hunter Dale, of Dale and Associates, indicated it was approximately 600 feet in length.

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

ITEM 17

FINAL PLAT REVIEW FOR HOMESTEAD VALLEY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 47.5 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2017-411)

Mr. Sweet reviewed the background (see Staff Report) recommending deferral of this item until the January 2018 meeting.

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

ITEM 18

FINAL PLAT REVIEW FOR FOXEN CANYON, SECTION 1, CONTAINING 26 LOTS ON 34.3 ACRES LOCATED OFF HARTLAND ROAD IN THE 8TH VOTING DISTRICT (1-2017-412)

Mr. Matteson reviewed the background (see Staff Report) recommending approval, with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. The posting of a performance bond in the amount of \$767,000 for roads, drainage and erosion control;
3. The posting of a performance bond in the amount of \$441,333.75 for water improvements as specified by Mallory Valley Utility District;
4. The posting of a maintenance bond in the amount of \$57,600 for sewer improvements as specified by Harpeth Wastewater Cooperative;
5. The posting of a maintenance bond in the amount of \$4,521 for the landscaping comprising the "Type C" buffer between the portion of the proposed construction entrance that is located within the Hart's Landmark subdivision and the adjacent lot that is located within the Farmington subdivision;
6. The posting of a Performance Bond in the amount of \$36,300 for landscaping improvements within this Section of the development;
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.

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

OTHER BUSINESS

With regards to Item 13, Concept Plan for Terravista, Commissioner Crohan asked if it would be possible for the Traffic Consultant to be present at the January meeting. Mr. Matteson stated this project fell under the Traffic Shed Analysis and did not involve the County's traffic consultant.

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There being no further business, the meeting was adjourned at approximately 6:05 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 11, 2018.

_____ CHAIRMAN JOHN LACKEY