

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JANUARY 11, 2018**

MEMBERS PRESENT

Pete Mosley
Don Crohan
Paul Pratt, Jr
Sammie McCoy
John Lackey
Eddie Sanders
Robin Baldree
Brian Richter

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant Engineer
Aaron Holmes, Planning Coordinator
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, January 11, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Hatcher, Lane, and Walton were unable to attend.

Chairman Lackey called the meeting to order.

Chairman Lackey asked if there were any announcements.

Mr. Horne announced the next scheduled Triune Special Area Plan public meeting will be held January 18, 2018 at 6pm at the Triune United Methodist Church in Triune.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the December 14, 2017 Planning Commission meeting.

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

OLD BUSINESS:

ITEM 10

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:

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. Prior to submittal of the first Preliminary Plat, construction plans for the turn lane improvement at the site entrance must be approved by the Highway Department;
3. Submission of water plans for review and approval by Milcrofton Utility District; and
4. 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.

There being no comments, Commissioner McCoy made a motion to approve per staff recommendations. Commissioner Sanders seconded the motion, which passed by unanimous vote.

ITEM 11

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 February 8, 2018 meeting.

There being no additional comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which 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. Horne read the following into the record:

3. Clovercroft Preserve (Acres) Wastewater System – Performance Bond for Wastewater Treatment and Disposal System - \$146,600
Recommendation: Convert to Maintenance in the amount of \$43,800 for a period of two (2) years.
4. Hart’s Landmark – Performance Bond for Landscaping – \$110,600
Recommendation: Defer until the April 2018 meeting.
5. Hideaway at Arrington, Section 3 – Maintenance Bond for Water (Milcrofton) - \$19,672.20
Recommendation: Defer until the March 2018 meeting.
6. Hideaway at Arrington, Section 3 – Performance Bond for Wastewater Collection System – \$87,750
Recommendation: Extend in the current amount for one (1) year. Additionally, certification letters from the utility provider and design engineer will be necessary.
7. Hideaway at Arrington, Section 3 – Performance Bond for Roads, Drainage and Erosion Control – \$451,000
Recommendation: Extend in the current amount for a period of one (1) year.
8. Weatherford Estates – Maintenance Bond for Water (Milcrofton) - \$12,500
Recommendation: Defer until the February 2018 meeting.
9. Weatherford Estates – Performance Bond for Roads, Drainage and Erosion Control – \$200,000
Recommendation: Extend in the current amount for a period of one (1) year.

FINAL PLATS:

ITEM 15

FINAL PLAT REVIEW FOR FARMS AT CLOVERCROFT, SECTION 4, CONTAINING 2 LOTS ON .96 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT.

Staff recommended approval with the following conditions:

1. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
2. 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 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 McCoy seconded the motion, which passed by unanimous vote.

ITEM 12

SITE PLAN REVIEW FOR PAGE MIDDLE SCHOOL, CLASSROOM ADDITION ON 24.6 ACRES LOCATED OFF OF ARNO ROAD IN THE 5TH VOTING DISTRICT.

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of this item until the February 8, 2018 meeting.

Chairman Lackey asked for comments from the Commission.

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

ITEM 13

PRELIMINARY PLAT REVIEW FOR HARDEMAN SPRINGS, PHASE 2 CONTAINING 42 LOTS ON 26 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT.

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:
 - 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;
 - d) The posting of a Performance Bond in the amount of \$165,000 for said system as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$63,580 for landscaping improvements.
2. Prior to submittal of a Final Plat, turn lane improvements on Murfreesboro Road must be completed in accordance with the approved plans, which include the left turn lanes at each of the site's entrances and the right turn deceleration lanes at each of the site's entrances, as recommended by Staff;
3. 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;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
6. Establishment of a performance bond for the wastewater collection system;

7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
9. 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 McCoy made a motion to accept Staff's recommendation. Commissioner Sanders seconded the motion, which passed by unanimous vote.

ITEM 14

FINAL PLAT REVIEW FOR HEIRS OF HAZEL MOSS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 75.07 ACRES LOCATED OFF GREEN CHAPEL ROAD IN THE 1ST VOTING DISTRICT.

Mr. Sweet reviewed the background (see Staff Report), recommending that action on this item be deferred until the February 8, 2018 meeting to allow the applicant additional time to address all requirements.

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

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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 FEBRUARY 8, 2018.

_____ CHAIRMAN JOHN LACKEY