

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 12, 2018**

MEMBERS PRESENT

Pete Mosley
Don Crohan
Sammie McCoy
John Lackey
Eddie Sanders
Brian Richter
Holli Givens

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
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, April 12, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Walton, Pratt, Hatcher, Baldree and Lane were unable to attend.

Chairman Lackey called the meeting to order.

Chairman Lackey asked if there were any announcements. Joe Horne noted that the Community Development's Annual Report was provided for the Commission members and is available to the public. Also, the next Triune Special Area Plan Public Involvement meeting will be held on April 30, 2018 at Triune United Methodist Church.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the March 8, 2018 Planning Commission meeting.

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

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to consider any item(s) for separate discussion. Commissioner Crohan asked that Items 3 and 4 be removed from the Consent Agenda. Mr. Horne read the following into the record:

3. Blackberry Ridge—Performance Bond for Landscaping— \$ 9,900
Recommendation: Removed from Consent
4. Blackberry Ridge—Performance Bond for Roads, Drainage and Erosion Control—\$295,000
Recommendation: Removed from Consent
5. Clovercroft Preserve, Section 1—Maintenance Bond for Water (N/CG)—\$3,712.50
Recommendation: Release the Bond.
6. Falls Grove, Section 1—Maintenance Bond for Roads, Drainage and Erosion Control—\$290,000
Recommendation: Extend in the current amount for a period of one (1) year.
7. Hart's Landmark—Performance Bond for Landscaping—\$110,600
Recommendation: Defer until the June 2018 meeting.
8. Hideaway at Arrington, Section 2—Performance Bond for Roads, Drainage and Erosion Control—\$567,000
Recommendation: Convert to Maintenance and extend in the current amount for a period of one (1) year.

9. Hideaway at Arrington, Section 3—Performance Bond for Roads, Drainage and Erosion Control—\$451,000
Recommendation: Convert to Maintenance in the amount of \$350,000 and extend for a period of one (1) year.
10. Karen Whitford Commercial Lot—Performance Bond for Landscaping—\$1,815
Recommendation: Extend in the current amount for a period of six (6) months.
11. King's Chapel, Section 3B—Maintenance Bond for Wastewater Collection System—\$5,250
Recommendation: Extend in the current amount for six (6) months.
12. Silver Stream Farm, Section 4D—Maintenance Bond for Road, Drainage and Erosion Control—\$50,000
Recommendation: Extend in the current amount for a period of one (1) year and begin the process to release the bond.
13. The Grove, Section 9—Performance Bond for Wastewater Collection System—\$166,200
Recommendation: Extend in the current amount for a period of one (1) year.
14. The Grove, Section 9—Performance Bond for Roads, Drainage and Erosion Control—\$631,000
Recommendation: Convert to Maintenance in the amount of \$251,000 and extend for a period of one (1) year.
15. Weatherford Estates—Maintenance Bond for Water (Milcrofton)—\$12,500
Recommendation: Release the bond.

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 3

Blackberry Ridge—Performance Bond for Landscaping— \$ 9,900

Commissioner Crohan asked for an update. Staff noted that the landscaping was to be installed in the coming month.

Commissioner Crohan made a motion to accept Staff's recommendation to extend this bond for a period of one (1) year in the current amount and to require the applicant to provide an update on the project at the June 2018 meeting. Commissioner Givens seconded the motion, which passed by unanimous vote.

ITEM 4

Blackberry Ridge—Performance Bond for Roads, Drainage and Erosion Control—\$295,000

Commissioner Crohan asked about the current status; Mr. Andrews stated that he would contact the developer for an update.

Commissioner Crohan made a motion to accept Staff's recommendation to extend this bond for a period of one (1) year in the current amount and to require the applicant to provide an update on the project at the June 2018 meeting. Commissioner McCoy seconded the motion, which passed by unanimous vote.

OLD BUSINESS:

ITEM 16

CONCEPT PLAN REVIEW FOR TERRAVISTA SUBDIVISION, CONTAINING 116 LOTS ON 130 ACRES LOCATED OFF OF LONG LANE IN THE 12th VOTING DISTRICT (1-2017-205).

Mr. Holmes reviewed the background (see Staff Report), recommending deferral until the May 10, 2018 meeting. It was noted that the applicant had agreed to this deferral.

A motion was made by Commissioner Crohan to accept Staff's recommendation, and was seconded by Commissioner Richter. The motion passed by unanimous vote.

ITEM 17

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 8 CONTAINING 53 LOTS ON 38 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2018-404).

Mr. Holmes reviewed the background (see Staff Report), recommending deferral until the May 10, 2018 meeting.

A motion was made by Commissioner Crohan to accept Staff's recommendation, and was seconded by Commissioner McCoy. The motion passed by unanimous vote.

PUBLIC HEARING:

ITEM 18

CONCEPT PLAN REVIEW FOR DAVENTRY (REVISED), CONTAINING 99 LOTS ON 162 ACRES LOCATED OFF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (1-2018-200).

Mr. Holmes reviewed the background (see Staff Report), recommending approval including the requests for a 40-foot right-of-way width and a design speed of twenty-five (25) MPH for internal roadways. It should be noted that once detailed construction and engineering plans are prepared in conjunction with the submittal of a Preliminary Plat, changes to the layout, including the potential for a reduction of lots, may be necessary.

A number of items must be addressed with future submittals.

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;
3. Submission of water plans for review and approval by Nolensville/College Grove Utility District; and
4. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater 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 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 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 and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$120,000 for said system as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$40,920 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 concurrently recorded 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 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.

Commissioner Mosley asked if turn lanes would be needed due to the amount of homes that are proposed.

Mr. Matteson replied that he has talked to the applicant, the engineer for the Project and the Williamson County Highway Department, and all agreed that turn lanes were not warranted.

George Dean, Counsel for the Developer, indicated that the Planning Commission had already approved the original Daventry Concept Plan that had been submitted, but since the last meeting the owner was able to purchase additional property and that the project meets all the requirements. He asked for the Planning Commission to consider approval.

Greg Lawrence 4th District County Commissioner, 4100 Clover Meadow Dr. indicated that the residents that live along Tullosse Road are concerned that the new development will not fit the character of the area. Mr. Lawrence also encouraged everyone to drive out to the site and look at the surrounding homes and consider keeping it to the existing surroundings of the homes that are

currently there. He would like the developer to go back to the old plan that had a larger density instead of the one currently submitted.

Ralph Mabry, 1084 Tulloss Road, stated that other homeowners had a meeting with the developer and that a 300 foot setback and buffers for trees and vegetation had been agreed upon. After reviewing what the developer had submitted to Staff it was different than what they discussed. Mr. Mabry noted changes to topography as well as a "swamp" to the rear. Mr. Mabry also stated that the developer had Storm Water violations. Mr. Mabry suggested that the item be deferred in an effort to correct these issues.

Sharron Zieman, 1018 Tulloss Road, stated she is concerned about the environmental impact that the subdivision will have on the creek located next to the project and would ask they would be sensitive to the environmental impact that will affect the surrounding area.

Kathy Webber, 1900 Springcroft Drive, stated she feels that approving this project will be fiscally irresponsible due to the lack of County funding for maintenance of county roads.

Rose Davis, 2445 Belle Brook Drive, stated her concern is her fire and emergency services. Arrington Fire Department is currently volunteer only and she would like it if land could be donated for a dedicated firehouse. Because of this her homeowner's insurance has classified her as a Class 10, and her insurance rates have tripled due to the lack of a dedicated firehouse.

Jim Head, 1020 Tulloss Road, Asked if the road that is north of the development will be closed. Richard Houze, Engineer for the developer, responded that it will remain open and will be used for the entrance to the sewer system only.

Doug Vaughn, 1534 Belle Brook Drive stated he has lived out there for seven years and is concerned because the rural setting is changing. He stated that Clovercroft Road was never made for that much traffic. His concern is this area is no longer rural, that the one acre lots are going away and is concerned about the changing density.

Chairman Lackey closed the public hearing.

Chairman Lackey asked if there was any discussion.

Commissioner Crohan asked what type of violation was issued to the developer.

Mr. Andrews explained that the County's storm water coordinator Will Methvin was on site and found that the site had illicit discharge had occurred and issued a fine. He also talked to the contractor and all efforts are being made to correct the notice of violation.

Commissioner Richter had a question about the density of the old plan verses the new submitted plan.

Mr. Holmes replied that the difference between the two submittals have a minimal change.

Chairman Lackey had a question to staff about what the specific changes were to the subdivision.

Mr. Matteson explained that the original concept plan proposed 80 lots for Daventry and then 19 lots were proposed for what was called Barnsley subdivision. Staff recommended that they combine the two into one, due to the number of access points onto Tulloss Road.

Chairman Lackey also asked if the private arraignment between the developer and the homeowners of the community were still in place.

Mr. Holmes indicated that he was unaware of any arrangements between the two parties. Neither of the individuals representing the developer indicated knowledge of any agreements between those parties.

Commissioner Lackey asked Mr. Mabry whether he could address the issue of “agreements” between the developer and neighbors.

Mr. Mabry stated the developer said that he would provide a 300 foot set back and a buffer for plants and vegetation and instead they have raised the topography 15 to 20 feet. With the developer doing this, it still will not be screened from view of surrounding neighbors.

Commissioner Givens asked if there was a connection between Daventry and Belle Chase Farms.

Mr. Matteson indicated that there is a connection.

Commissioner McCoy wanted to state that funding for fire and emergency services and traffic funding have to come from the County Commission and that was out of the Planning Commission’s control to approve.

Mr. Crohan asked if they have met all requirements of the Zoning Ordinance, to which Mr. Holmes responded that the Concept Plan meets the requirements of the Zoning Ordinance.

A motion was made by Commissioner Crohan to accept Staff’s recommendation, and was seconded by Commissioner Richter. The motion passed 6 to 1 with Commissioner Mosley voting “No”.

NON-RESIDENTIAL SITE PLAN:

ITEM 19

NON-RESIDENTIAL SITE PLAN (REVISED) REVIEW FOR COX LADD NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM (REVISED), ON 237 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (5-2018-005).

Commissioner Eddie Sanders recused himself due to the possibility of a conflict of interest.

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

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:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system was constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
4. The posting of a Performance Bond in the amount of \$186,900 for said system as specified by the County’s wastewater consultant; and

5. The posting of a Performance Bond in the amount of \$70,150 for landscaping improvements.

A motion was made by Commissioner McCoy to accept Staff's recommendation, and was seconded by Commissioner Givens. The motion passed by unanimous vote.

There being no further business, the meeting was adjourned at 6:45 PM.

_____ CHAIRMAN JOHN LACKEY

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON MAY 10, 2018.**