

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 13, 2018**

MEMBERS PRESENT

Don Crohan
Holli Givens
Sharon Hatcher
John Lackey, Chairman
Beth Lothers
Sammie McCoy
Pete Mosley
Bryan Richter

STAFF PRESENT

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

The Williamson County Regional Planning Commission met in regular session Thursday, December 13, 2018 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane, Pratt and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items 15 and 18 have been withdrawn; and
2. There is a revised report for Item 13.

CONSIDERATION OF MINUTES:

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

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

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to consider an item for separate discussion from the Consent Agenda. Hearing no request for separate discussion, Mr. Horne read the following into the record:

- 3. Arrington Retreat , Section 4** – Maintenance Bond For Roads, Drainage and Erosion Control- \$348,000
Recommendation: Extend in the current amount for a period of one (1) year.
- 4. King’s Chapel, Section 4B** – Maintenance Bond For Wastewater Collection System- \$20,250
Recommendation: Release the Bond.
- 5. King’s Chapel, Section 7** – Maintenance Bond for Wastewater Collection System – \$27,750
Recommendation: Release the bond.
- 6. McDaniel Farms, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$695,000
Recommendation: Reduce to maintenance in the amount of \$430,000 for a period of one (1) year.
- 7. Mike Hayes Landscaping,** – Performance Bond for Landscaping - \$9,300
Recommendation: Reduce to maintenance in the amount of \$2,700 for a period of six (6) months.

- 8. Silver Stream Farm, Section 4E** - Maintenance Bond for Roads, Drainage and Erosion Control- \$65,000
Recommendation: Defer until February 2019 meeting.
- 9. The Grove, Section 6** – Maintenance Bond for Wastewater Collection System - \$117,960
Recommendation: Release the Bond.
- 10. The Grove, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for a period of one (1) year.
- 11. Vulcan Material** – Performance Bond for Landscaping/Revegetation – \$63,350
Recommendation: Extend in the current amount for a period of one (1) year.

FINAL PLAT:

17. Final Plat Review for Foxen Canyon Subdivision, Section 2 containing 23 lots on 57.26 acres located off Harts Landmark Drive in the 8th Voting District.

The Final Plat is consistent in layout with that depicted on the approved Preliminary Plat. The Plat is in order, and staff recommends approval with the following conditions:

1. The posting of a performance bond in the amount of \$271,000 for roads, drainage and erosion control;
2. The posting of a performance bond in the amount of \$126,058.75 for water improvements as specified by Mallory Valley Utility District;
3. The posting of a performance bond in the amount of \$224,735 for sewer improvements as specified by Harpeth Wastewater Cooperative;
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 Plan.

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

OLD BUSINESS:

ITEM 12

PRELIMINARY PLAT REVIEW FOR TERRAVISTA SUBDIVISION, PHASE 1 CONTAINING 29 LOTS ON 39.97 ACRES LOCATED OFF OF LONG LANE IN THE 12TH VOTING DISTRICT (1-2018-310).

COMMISSIONER HATCHER RECUSED HERSELF FROM THIS ITEM.

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of this item until the January 2019 meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed 7-0, with Commissioner Hatcher not voting.

ITEM 13

SITE PLAN REVIEW FOR CENTRAL EAST ELEMENTARY SCHOOL, ON 67.68 ACRES LOCATED OFF OF GOSEY HILL ROAD LOCATED IN THE 4TH AND 12TH VOTING DISTRICTS (5-2018-016).

Mr. Holmes reviewed the background (see Staff Report) recommending approval of this Site Plan subject to the following:

- 1) Unless otherwise specified in the recommendation letter from the County's traffic consultant (See Attachment 13-3), all off-site roadway improvements specified in said letter must be constructed prior to the issuance of a Certificate of Occupancy for the school.
- 2) Prior to the issuance of a Certificate of Occupancy for the school, a Zoning Certificate must be obtained for the completed Non-Traditional 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 the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning; and
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer stating that the system was constructed in accordance with the approved construction plans and specifications.
- 3) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
- 4) Submittal to and approval by the County Engineer for the stormwater calculations and the grading and drainage plan prior to issuance of a Land Disturbance Permit; and
- 5) All signage must be approved per Ordinance requirements.
- 6) Establishment of a performance bond for water improvements in favor of H.B. and T.S. Utility District in the amount of \$185,000;
- 7) A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
- 8) A Land Disturbance Permit must be obtained for the overall development; and
- 9) Driveway and drainage infrastructure must be complete prior to issuance of building permits.

Commissioner Mosley asked if there is enough stacking room for drop off and pickup and why the traffic light is not going to be installed until 75% of occupancy. Kayla Ferguson with KCI stated that the traffic volume in this location does not merit the light until the school is at 75% capacity. She also added there will be approximately 175 feet of turn lane for stacking outside the school. Also, Enoch Jarrell representing WCS, indicated there was also capacity of 175 cars stacking available on-site.

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

ITEM 14

FINAL PLAT REVIEW FOR THE FARMSTEAD SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 30.53 ACRES LOCATED OFF PEYTONSVILLE-TRINITY ROAD IN THE 5TH VOTING DISTRICT (1-2018-427).

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

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

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

ITEM 15

FINAL PLAT REVIEW FOR THE REBECCA JEAN SMALLBONE, ET AL PROPERTY SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT ON 5.01 ACRES LOCATED OFF NEW HIGHWAY 96 WEST IN THE 9TH VOTING DISTRICT (1-2018-423)

Withdrawn

ITEM 16

FINAL PLAT REVIEW FOR DONALD MINGUS LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 45.79 ACRES LOCATED OFF OF ARNO-ALLISONA ROAD IN THE 2ND VOTING DISTRICT (1-2018-411)

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

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

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

FINAL PLATS

ITEM 17

On Consent Agenda

ITEM 18

FINAL PLAT REVIEW FOR THE CLIFFS AT GARRISON CREEK, LLC LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 45.99 ACRES LOCATED OFF GARRISON ROAD IN THE 9TH VOTING DISTRICT (1-2018-437)

Withdrawn.

There being no further business, the meeting was adjourned at approximately 6:10 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JANUARY 10, 2019.

CHAIRMAN JOHN LACKEY