

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 14, 2019**

MEMBERS PRESENT

Robin Baldree
Don Crohan
Sharon Hatcher
John Lackey, Chairman
Steve Lane
Sammie McCoy
Pete Mosley
Eddie Sanders

STAFF PRESENT

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, March 14, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Lothers, Pratt and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. There will be a public meeting held on April 15 at 5:30 pm at the Williamson County Library regarding the Comprehensive Plan Update; and
2. A copy of the Annual Report has been distributed.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the February 14, 2019 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as corrected, and was seconded by Commissioner Sanders, and passed by a vote of 7-0, with Commissioner Hatcher abstaining.

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. **Clovercroft Preserve, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Falls Grove, Section 4** – Performance Bond for Wastewater Collection System, – \$150,000
Recommendation: Extend in the current amount for a period of one (1) year.
5. **Falls Grove, Section 4** – Performance Bond for Water (Milcrofton) - \$322,258
Recommendation: Reduce to Maintenance in the amount of \$48,345 until July 2019.
6. **Falls Grove, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$597,000
Recommendation: Extend in the current amount for a period of one (1) year.
7. **Foxen Canyon, Section 1** – Performance Bond for Landscaping Buffer - \$4,521

Recommendation: Reduce to Maintenance in the amount of \$2,000 for a period of six (6) months.

8. **Hillsboro Cove** – Maintenance Bond for Roads, Drainage and Erosion Control - \$185,000

Recommendation: Extend in the current amount for a period of one (1) year.

9. **King's Chapel, Section 3B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000

Recommendation: Extend in the current amount for a period of one (1) year.

10. **The Grove, Section 9** – Maintenance Bond for Roads, Drainage, and Erosion Control - \$251,000

Recommendation: Extend in the current amount for a period of one (1) year.

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

PUBLIC HEARING:

ITEM 11

PROPOSED AMENDMENT TO MAJOR THOROUGHFARE PLAN (MTP) IN CONSIDERATION OF THE RECLASSIFICATION OF HENPECK LANE AS A COLLECTOR

Mr. Horne reviewed the background (see Staff Report) recommending that this error be corrected, and that the Williamson County Major Thoroughfare (MTP) be amended to include Henpeck Lane as a "collector road".

Commissioner Lackey opened and closed the Public Hearing as no one signed up to speak.

Commissioner Mosley asked if a school was built on this road, would there be turn lanes put at both ends of the road? Mr. Horne stated the school is expected to be submitted within the next few weeks and a traffic study would be required at that time.

Commissioner Crohan asked if there is currently a 60 foot Right-of-Way the entire length of Henpeck. Mr. Horne stated that the Right-of-Way width varies, but have a 60 foot ROW.

There being no further comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda. Commissioner McCoy seconded the motion, which passed by a vote of 7-1 with Commissioner Mosley voting "NO".

ITEM 12

CONCEPT PLAN REVIEW FOR STARNES CREEK CONTAINING 72 LOTS ON 156.4 ACRES LOCATED OFF OF MEEKS ROAD IN THE 5TH VOTING DISTRICT (1-2019-201).

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Concept Plan, along with the requests for a 40-foot right-of-way width and a design speed of twenty-five (25) MPH within the subdivision, 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. Such would include turn lane improvements on Meeks Road at the site entrance. Turn lane improvements on Meeks Road must be approved by Williamson County Highway Department prior to Preliminary Plat submittal;
2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. 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 for the first Section of the proposed subdivision, 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 the Nontraditional Wastewater Treatment and Disposal 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 \$120,700 for said system as specified by the County's wastewater consultant; and
 - e. The posting of a Performance Bond in the amount of \$8,200 for landscaping improvements.
2. Prior to Final Plat submittal, turn lane improvements on Meeks Road must be completed to the satisfaction of the Williamson County Highway Superintendent;
3. The applicant shall submit a letter to the Planning Department agreeing to have a registered professional engineer involved in the construction phase for roads, drainage and erosion control of the project for the purpose of monitoring construction in order to ensure conformity with approved plans and specifications;
4. 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;
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 Lackey opened the Public Hearing.

Elaine McLellan stated the construction traffic in this area is already horrific and asked how this would be controlled.

Steve Davis stated he is concerned about all the development happening in the 5th District. His concern is also related to the increased traffic from I-840 coming into Franklin to work and it poses a hazard to the students at both schools.

Glen Johnson stated his concerns for the traffic on Meeks Road and how it's become a cut through and urged this Board to consider this project carefully before approval. He also added he would like to see a deferral until a traffic study could be done on both ends of Meeks Road.

Commissioner Lackey closed the Public Hearing.

Commissioner Lackey asked who did the traffic study for this project. Richard Houser from SEC, Inc., indicated it was a sub-consultant, and no improvements were required. However, the developer is voluntarily installing a left turn lane into the subdivision.

Commissioner Baldree indicated she is also concerned about the traffic in the area and wondered what times the consultant was in the area to assess the traffic. She also noted that Meeks Road is deteriorating and there is no shoulder and no lines on the roadway.

Mr. Matteson stated this area is under a traffic shed and a traffic study was not required. However, because of the traffic shed, the density was reduced by half.

There being no additional comments, Commissioner McCoy made a motion to approve per staff recommendation. Commissioner Lane seconded the motion, which passed by a vote of 6-2, with Commissioners Baldree and Crohan voting "NO".

OLD BUSINESS:

ITEM 13

CONCEPT PLAN REVIEW FOR THE MILL AT BOND SPRINGS CONTAINING 55 LOTS ON 110.8 ACRES LOCATED OFF OF BETHESDA ROAD IN THE 2ND VOTING DISTRICT (1-2019-200).

PUBLIC HEARING HELD ON FEBRUARY 14, 2019

Mr. Holmes reviewed the background (see Staff Report) recommending 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. Such will include the right turn

deceleration lane, which must be approved by the Highway Department prior to the submittal of the Preliminary Plat; and

2. Submission of water plans for review and approval by HB &TS Utility District.

The Final Plat must address the following:

1. 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;
2. The applicant shall submit a letter to the Planning Department agreeing to have a registered professional engineer involved in the construction phase for roads, drainage and erosion control of the project for the purpose of monitoring construction in order to ensure conformity with approved plans and specifications;
3. Prior to Final Plat submittal, turn lane improvements on Bethesda Road must be completed to the satisfaction of the Williamson County Highway Superintendent;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of HB & TS Utility District;
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.

Commissioner Crohan asked if the cul-de-sacs that are not stubbed into the adjacent property would be able to connect to future projects. He also asked if the subdivision was only required to have one entrance. Cole Newton, T-Square Engineering, stated the stubbed streets will not be extended and this subdivision did only require one entrance.

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

ITEM 14

AMENDMENT TO ARTICLE 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING DECIBEL MEASUREMENT STANDARDS

Mrs. Ransom reviewed the background (see Staff Report) recommending deferral until the April 2019 meeting, as this research is still ongoing at this time.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 15

NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR GRACE CHAPEL AND GRACE CHRISTIAN ACADEMY PARKING LOT EXPANSION AND HIGH SCHOOL BUILDING ON 167.33 ACRES LOCATED OFF SOUTHALL ROAD IN THE 9TH VOTING DISTRICT (5-2019-001).

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

- 1) Upon completion of the modifications to the existing disposal system and the construction of the new treatment system, and prior to the issuance of a Zoning Certificate and operation of said systems, the applicant shall provide the following:
 - a) A letter from TDEC indicating said systems were installed and are functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said systems were constructed in accordance with the approved construction plans and specifications;
 - c) A letter from the owner/utility provider indicating that it has accepted said systems and is currently operating same; and
 - d) The posting of a Performance Bond for the expansion of the existing disposal system and the new treatment facilities in the amount of \$232,500.
- 2) Prior to issuance of building permits, turn lane improvements on Southall Road must be completed to the satisfaction of the Williamson County Highway Superintendent;
- 3) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
- 4) Establishment of a Performance Bond for landscaping improvements in the amount of \$43,800;
- 5) 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
- 6) All signage must be approved per Ordinance requirements.

There being no comments, Commissioner McCoy made a motion to accept Staff's recommendation. Commissioner Hatcher seconded the motion, which passed 7-1 with Commissioner Mosley voting "NO".

ITEM 16

NON-RESIDENTIAL SITE PLAN REVIEW (REVISED) FOR CURREY INGRAM ACADEMY BOARDING ADDITION ON 82.79 ACRES LOCATED OFF MURRAY LANE IN THE 7TH VOTING DISTRICT (5-2019-003).

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

- 1) Upon completion of the modifications to the existing disposal system and the construction of the new treatment system, and prior to the issuance of a Zoning Certificate and operation of said systems, the applicant shall provide the following:
 - a) A letter from TDEC indicating said systems were installed and are functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said systems were constructed in accordance with the approved construction plans and specifications;
 - c) A letter from the owner/utility provider indicating that it has accepted said systems and is currently operating same; and
 - d) The posting of a Performance Bond for the expansion of the existing disposal system and the new treatment facilities in the amount of \$67,500.
- 2) Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements;
- 3) 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
- 4) All signage must be approved per Ordinance requirements.

Commissioner Mosley asked if the County had height restrictions and whether or not the County had adequate fire equipment. Mr. Holmes stated the Zoning Ordinance does have height restriction and this facility meets those requirements. Mr. Horne also noted that Williamson County Building Codes would require the installation of a sprinkler system.

Tyler Lemarinel, Allard Ward Architects, indicated the design of this building was not complete. However, the overall height of this building would not be the highest on site and would be sprinkled. Christian Dalton (who's she with) indicated this facility would house 96 students.

There being no additional comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed 7-1 with Commissioner Mosley voting "NO".

PRELIMINARY PLAT:

ITEM 17

PRELIMINARY PLAT REVIEW FOR LOOKAWAY FARMS, PHASE 2 CONTAINING 37 LOTS ON 34.64 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2017-302).

Ms. Durham reviewed the background (see Staff Report) recommending approval of this Preliminary Plat. In conjunction with Final Plat consideration, the following items must be addressed:

1. Prior to submittal of a Final Plat, the off-site improvements, including turn lane improvements on Clovercroft Road, as specified in the Traffic Impact Analysis review letter from the County's traffic engineering consultant, must be completed in accordance with the approved plans;
2. 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 the Nontraditional Wastewater Treatment and Disposal 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 the Nontraditional Wastewater Treatment and Disposal 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 the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$142,500 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$18,920 for landscaping improvements associated with the Nontraditional Wastewater Treatment and Disposal System.
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 approved HOA documents must be recorded prior to 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 Milcrofton 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. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
 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 Crohan asked about the status of the one lane underpass on Wilson Pike. William Andrews indicated the State is in the process of bidding out the signalization project.

There being no additional comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed 7-1 with Commissioner Mosley voting "NO".

FINAL PLAT:

ITEM 18

FINAL PLAT REVIEW FOR THE SLOAN FARM SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION (REAPPROVAL), CONTAINING 5 LOTS ON 38.84 ACRES LOCATED OFF CARL ROAD IN THE 9TH VOTING DISTRICT (1-2018-429).

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

1. Establishment of a performance bond for water improvements in favor of H.B. and T.S. Utility District in the amount of \$127,000;
2. A Land Disturbance Permit must be obtained for the overall development;
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits; and
4. As-built certification shall be submitted from the geotechnical engineer prior to issuance of building permits.

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

OTHER BUSINESS:

ITEM 19

ESTABLISHMENT OF A LANDSCAPING BOND FOR DAVENTRY, REMOVAL OF PROTECTED TREE CANOPY, LOCATED OFF TULLOSS ROAD IN THE 5TH VOTING DISTRICT.

Mr. Holmes reviewed the background (see Staff Report) recommending the establishment of a Performance Bond for landscaping improvements for the re-establishment of the protected tree canopy in the amount of \$17,200.

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

There being no further business, the meeting was adjourned at approximately 6:37 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON APRIL 11, 2019.

CHAIRMAN JOHN LACKEY