

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF APRIL 11, 2019**

MEMBERS PRESENT

Don Crohan  
John Lackey, Chairman  
Steve Lane  
Beth Lothers  
Pete Mosley  
Paul Pratt, Jr.  
Eddie Sanders

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, April 11, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Givens, Hatcher, McCoy and Richter were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. A public meeting for the Comprehensive Plan Update will be held on 4/15/19 at the Williamson County Public Library at 5:30 p.m.
2. The Nashville Area MPO and the Greater Nashville Regional Council will hold a meeting on 4/30/19 regarding the launching of the South Corridor Transit Study.
3. Revised Staff reports for Items 13, 14, 15 are provided.
4. Request for a Non-Agenda Item for Clovercroft Preserve, Section 2, bond for Landscaping.
5. There is an Other Business Item on the agenda regarding Decibel Standards.

Commissioner Lackey asked if there were any objections to adding the Non-Agenda Item. Hearing no objections, the item will be added to the end of the Agenda.

**CONSIDERATION OF MINUTES:**

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

A motion was made by Commissioner Crohan to approve the minutes. The motion was seconded by Commissioner Lane, 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. **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.
4. **Farms at Clovercroft, Section 3** – Performance Bond for Wastewater Collection System – \$116,000  
**Recommendation:** Extend in the current amount for six (6) months.
5. **Hart's Landmark**, – Performance Bond for Landscaping - \$110,600

- Recommendation:** Reduce to Maintenance in the amount of \$33,200 for a period of six (6) months.
6. **McDaniel Farms, Section 1** – Performance Bond for Landscaping - \$190,300  
**Recommendation:** Reduce to maintenance in the current amount \$57,100 for a period of six (6) months.
  7. **Sycamore Farms Event Center** – Performance Bond for Landscaping - \$3,780  
**Recommendation:** Release the bond.
  8. **The Grove, Section 8** – Performance Bond for Wastewater Collection System - \$20,200  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  9. **The Grove, Section 9** – Performance Bond For Wastewater Collection System - \$166,200  
**Recommendation:** Renew in the current amount for a period of one (1) year.
  10. **Hideaway at Arrington, Section 2** – Maintenance Bond for Roads Drainage, and Erosion Control - \$567,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  11. **Troubadour, Section 3 (AKA Hideaway at Arrington, Section 3)** – Maintenance Bond For Roads, Drainage And Erosion Control - \$350,000  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  12. **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.

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.

**NON RESIDENTIAL SITE PLANS:**

**ITEM 13**

**NON-RESIDENTIAL SITE PLAN REVIEW CENTRAL EAST MIDDLE SCHOOL ON ACRES LOCATED OFF OF HENPECK LANE IN THE 2<sup>TH</sup> VOTING DISTRICT (5-2019-004).**

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, the applicant shall provide evidence the school is being served by the City of Franklin's sewer system;
- 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.

Commissioner Crohan asked when the determination would be made regarding whether the ROW acquisition is needed. Mr. Enoch Gerald, Huddleston-Steele Engineering, Inc. stated it could be up to a year due to TDOT being involved.

Commissioner Sanders asked about the traffic study regarding signalization at both ends of Henpeck Lane. Rich Phillips, RG Phillips Consultants stated that current traffic at both ends of Henpeck Lane satisfy the warrants that would allow traffic signals to be installed.

Commissioner Mosley asked if the area on the Columbia Avenue side where re-zoned to this school, would a traffic light be merited on the Columbia Avenue end of Henpeck Lane as well. Mr. Kevin Forney, Williamson County Board of Education stated the re-zoning won't be established until the first part of the 2019-2020 school year.

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

#### **ITEM 14**

#### **NON-RESIDENTIAL SITE PLAN REVIEW FOR HARDEMAN SPRINGS AMENITY CENTER ON 78.64 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 7<sup>TH</sup> VOTING DISTRICT (5-2019-005).**

Mr. Holmes reviewed the background (see Staff Report), recommending that action on this Item be deferred until the May 2019 meeting.

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

#### **PRELIMINARY PLAT:**

#### **ITEM 15**

#### **PRELIMINARY PLAT REVIEW FOR MCDANIEL ESTATES, PHASE 3 CONTAINING 42 LOTS ON 16.46 ACRES LOCATED OFF MCDANIEL ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2019-303).**

Mr. Holmes reviewed the background (see Staff Report), recommending that action on this Item be deferred until the May 2019 meeting to allow additional time to acquire the rights-of-way and/or easements necessary to construct the required off-site roadway improvements.

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

**FINAL PLATS:**

**ITEM 16**

**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).**

Mr. Sweet reviewed the background (see Staff Report), recommending that action on this Item be deferred until the May 2019 meeting to allow more time to resolve some geotechnical issues.

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

**ITEM 17**

**FINAL PLAT REVIEW FOR SLOAN SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION CONTAINING 2 LOTS ON 10.01 ACRES LOCATED OFF OF BETHESDA ROAD IN THE 2<sup>nd</sup> VOTING DISTRICT (1-2019-404)**

Mr. Sweet reviewed the background (see Staff Report) recommending approval of this Final plat.

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 18**

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

Ms. Ransom reviewed the background (see Staff Report). Staff is withdrawing this Amendment and will bring it back before the Planning Commission following completion of the consultant's work. Accordingly, no action is needed at this time.

**NON AGENDA ITEM:**

**CLOVERCROFT PRESERVE, SECTION 2 – LANDSCAPING BOND.**

Ms. Durham reviewed the background (see Staff Report), noting that this bond was not necessary; its release was recommended.

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

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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 MAY 9, 2019.**

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CHAIRMAN JOHN LACKEY