

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MAY 9, 2019**

MEMBERS PRESENT

Don Crohan
John Lackey, Chairman
Steve Lane
Beth Lothers
Pete Mosley
Eddie Sanders
Sharon Hatcher
Sammie McCoy
Robin Baldree
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
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, May 9, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Item 27 has been withdrawn; and
2. Introduction to the Planning Commission of new Planning Department staff member, Christina Collins.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the April 11, 2019 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes. The motion was seconded by Commissioner McCoy, and 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. **Currey Ingram Academy** – Performance Bond for Wastewater Treatment System – \$90,000
Recommendation: Extend in the current amount for a period of four (4) months.
4. **Farms at Clovercroft, Section 2** – Maintenance Bond for Wastewater Collection System - \$33,600
Recommendation: Release the bond.
5. **Farms at Clovercroft, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Foxen Canyon, Section 1** – Performance Bond for Water (Mallory Valley) - \$73,553.25
Recommendation: Extend in the current amount for a period of one (1) year.
7. **Hart's Landmark** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000

- Recommendation:** Reduce to the amount of \$150,000 for a period of one (1) year.
8. **Hart's Landmark** – Performance Bond for Sewer improvements (Berry's Chapel) - \$85,970
Recommendation: Extend in the current amount for a period of six (6) months.
 9. **Karen Whitford Commercial Lot** – Maintenance Bond for Landscaping - \$550
Recommendation: Release the bond.
 10. **King's Chapel, Section 3B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000
Recommendation: Release the bond.
 11. **King's Chapel, Section 4A** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000
Recommendation: Release the bond.
 12. **King's Chapel, Section 4B** – Maintenance Bond for Roads, Drainage and Erosion Control - \$120,000
Recommendation: Release the bond.
 13. **King's Chapel, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$135,000
Recommendation: Extend in the current amount for a period of one (1) year.
 14. **Stephens Valley, Section 1** – Maintenance Bond for Landscaping - \$21,650
Recommendation: Release the bond.
 15. **Stephens Valley, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$750,000
Recommendation: Convert to maintenance in the amount of \$665,000 for a period of one (1) year.
 16. **The Grove, Section 7** – Performance Bond for Roads, Drainage and Erosion Control - \$275,000
Recommendation: Extend in the current amount for a period of one (1) year.
 17. **Vale Creek** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Extend in the current amount for a period of one (1) year, with a review in three (3) months. Developer required to provide schedule of completion prior to three (3) month review.

FINAL PLATS:

ITEM 24

FINAL PLAT REVIEW FOR MCDANIEL ESTATES SUBDIVISION, SECTION 2 CONTAINING 45 LOTS ON 16.98 ACRES LOCATED OFF OF MCDANIEL ROAD IN THE 5TH VOTING DISTRICT (1-2019-405)

Staff recommended approval with the following conditions:

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;

2. Prior to submittal of the Final Plat containing the 87th lot, all off-site improvements as specified in the Traffic Impact Analysis review letter from the County's traffic consultant (See Attachment 24-3) must be completed in accordance with the approved plans. The developer shall be responsible for acquiring any additional rights-of-way and/or construction easements in order to complete the required improvements;
3. Posting of a Performance Bond in the amount of \$661,000 for roads, drainage and erosion control;
4. Posting of a Performance Bond in the amount of \$33,000 for water improvements as specified by Milcrofton Utility District;
5. The posting of a Performance Bond in the amount of \$190,000 for the wastewater collection system;
6. 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;
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 Crohan made a motion to accept Staff's recommendation on the Consent Agenda. Commissioner Richter seconded the motion, which passed by unanimous vote.

OLD BUSINESS:

ITEM 18

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

Mr. Holmes reviewed the background (see Staff Report) recommending approval with the condition that a Performance Bond for landscaping improvements in the amount of \$12,100 be posted in conjunction with the Final Plat of the first Section of the development.

Mr. Holmes referred to the email correspondence regarding this item and announced the attendance of Mr. John Harney, who is representing the applicant.

Mr. John Harney, of Park Trust Development addressed the Commission regarding the structural damage and decay that was present on the King - Ershman home. The developer plans to preserve, relocate, and reconstruct the original King-Ershman house using the salvaged materials from the original structure. Once the house is reconstructed near the family cemetery, the developers intend to place an interpretive plaque denoting its historical significance. Mr. Harney noted that a stone well, constructed in approximately 1828 in association with the old Hardeman Academy, was also located on the property. The developers intend to preserve and display the well with lighting and an interpretive plaque. Mr. Harney apologized on behalf of the developers for the lack of communication regarding the dismantling of the King-Ershman house.

Mr. Harney asked if Commission had questions.

Commissioner Hatcher asked if the reconstructed King-Ershman house would be available to the public.

Mr. Harney replied that roads leading to the King-Ershman house are public but that the location of the house would be on HOA property.

Commissioner Mosley asked if the developer can be required to implement said plans or can they change their minds.

Chairman Lackey inquired if the King-Ershman house can be dedicated to a private entity, such as the Heritage Foundation, rather than becoming the responsibility of HOA. He expressed concern with an HOA's long term commitment to maintenance and public access.

Mr. Harney agreed to investigate public or private dedication, or embedding language into the HOA bylaws.

Commissioner Baldree addressed potential HOA insurance issues with public spaces.

Commissioner Lothers spoke to the importance of public communication and preservation of historical buildings. She stated that she appreciates the developers' intentions and would like to move forward with improved public communication and a commitment from the developer to preserve Triune history in the Hardeman Springs development. She recommended that the developer contact Dr. Blake Wintory of the Heritage Foundation to assist with historical reassembly of the King-Ershman house. She supports Mr. Harney's concept for the reconstruction of the house and the well, and she asked whether this can be a requirement for the development approval.

Commissioner Crohan asked if the Commission has authority to require the developer to follow through with his verbal plan as stated by Mr. Harney.

Kristi Ransom noted that while the Commission cannot require conditions related to this item, it may be included as a condition for the plat that contains the area in question. She will also look into legalities for public access on HOA property.

Commissioner Sanders noted that the cemetery on the property must be available to the public, perhaps enabling the King-Ershman house to be more easily accessible.

Mr. Harney noted that the placement of the King-Ershman house will be in Section 2, which should be presented to the Commission at the June meeting.

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

ITEM 19

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

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

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 20

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 approval, subject to the following:

1. The implementation of the revegetation plan, approved on May 3, 2019, shall be required prior to release of building permits within the common plan of development;
2. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
3. A Land Disturbance Permit must be obtained for the overall development; and
4. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to issuance of building permits.

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

NON RESIDENTIAL SITE PLANS:

ITEM 21

NON-TRADITIONAL WASTE WATER SYSTEM FOR TROUBADOUR (AKA HIDEAWAY AT ARRINGTON) ON 20.69 ACRES LOCATED OFF OF COX ROAD IN THE 5TH VOTING DISTRICT (1-2019-007)

Mr. Matteson reviewed the background (see Staff Report) recommending approval of the revised Site Plan with the condition that prior to Final Plat approval for the 204th lot within the development, a Zoning Certificate for the completed system necessary to serve the number of lots proposed must be obtained. 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 from the design engineer that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;
3. A letter from the Owner/utility provider that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same; and
4. The posting of a Performance Bond in the amount of \$1,427,000 for the wastewater treatment and disposal system as specified by the County's wastewater consultant;

Commissioner Lothers stated her appreciation to developer for additional vegetation and screening on Cox Road.

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

PRELIMINARY PLAT:

ITEM 22

**PRELIMINARY PLAT REVIEW FOR THE MILL AT BOND SPRINGS
CONTAINING 55 LOTS ON 110.8 ACRES LOCATED OFF OF BETHESDA
ROAD IN THE 2ND VOTING DISTRICT (1-2019-304)**

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Preliminary Plat with the following conditions, which shall be addressed in conjunction with Final Plat consideration:

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 Mosely inquired if condition 2 is a standard requirement for all subdivision approvals.

Mr. Heflin stated that condition 2 is found in the performance agreement section of the Subdivision Regulations.

Chairman Lackey stated that this has always been a part of the process and was added for emphasis.

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

FINAL PLATS:

ITEM 23

FINAL PLAT REVIEW FOR DAVENTRY SUBDIVISION, SECTION 2 (RE-APPROVAL) CONTAINING 24 LOTS ON 55.75 ACRES LOCATED OFF OF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (1-2018-433)

Mr. Holmes reviewed the background (see Staff Report) recommending re-approval with the following conditions:

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Posting of a Performance Bond in the amount of \$752,000 for roads, drainage and erosion control;
3. Posting of a Performance Bond in the amount of \$190,000 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$60,400 for the wastewater collection system;
5. 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;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. That the applicant provides two copies 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 Crohan made a motion to accept Staff's recommendation. Commissioner Richter seconded the motion, which passed by unanimous vote.

ITEM 24

Heard on Consent Agenda.

ITEM 25

FINAL PLAT REVIEW FOR HARDEMAN SPRINGS SUBDIVISION, SECTION 1 CONTAINING 35 LOTS ON 53.6 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2019-406)

Mr. Holmes reviewed the background (see Staff Report) recommending approval of the Final Plat with the following stipulations:

1. The approved HOA documents shall be concurrently recorded with the recording of the Final Plat;
2. Posting of a Performance Bond in the amount of \$550,000 for roads, drainage and erosion control. This is a reduced amount based on work already completed;
3. Posting of a Performance Bond in the amount of \$250,000 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$104,000 for the wastewater collection system;

5. Posting of a Performance Bond in the amount of \$84,150 for landscaping improvements (includes Section 1 and Amenities Center);
6. 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;
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.

Chairman Lackey asked for comments from the Commission.

Commissioner Lothers asked that the Minutes reflect the commitment from developer for reconstruction of King-Ershman home.

Commissioner Lane confirmed with the developer that the relocation and reconstruction of the King-Ershman home will be in Section 2.

Mr. Houze, with SEC Engineering, the developer's representative, stated that the reconstructed King-Ershman home will be in Section 2.

Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by 9-0 vote, with Commissioner Mosely abstaining.

ITEM 26

FINAL PLAT REVIEW FOR LOCUST CREEK HOLLOW LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 84.67 ACRES LOCATED OFF OF FISHER ROAD IN THE 5TH VOTING DISTRICT (1-2019-408)

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

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner McCoy seconded the motion, which passed by 9-0 vote, with Commissioner Mosely abstaining.

There being no further business, the meeting was adjourned at approximately 6:15 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 9, 2019.

CHAIRMAN JOHN LACKEY