

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF OCTOBER 10, 2019**

**MEMBERS PRESENT**

John Lackey, Chairman  
Robin Baldree  
Don Crohan  
Beth Lothers  
Pete Mosley  
Bryan Richter  
Eddie Sanders

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, County Engineer Assistant  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Lania Escobar, Planning Assistant  
Debbie Smith, Administrative Manager

The Williamson County Regional Planning Commission met in regular session Thursday, October 10, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Hatcher, Lane, McCoy, and Pratt were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Matteson announced:

There will be a work session scheduled for County Commission and Planning Commission for October 30, 2019 at the Enrichment Center regarding the 2040 Comprehensive Plan update.

Mr. Horne announced the following:

1. There will be a closed session at the end of the meeting; and
2. Pete Mosely's resignation from Planning Commission. We are thankful for his 40+ years of service.

**CONSIDERATION OF MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the September 12, 2019 Planning Commission meeting.

Commissioner Lothers requested an amendment to the September minutes, clarifying the precise location of the sidewalk that the Commission required.

Attorney Ransom suggested that this amendment return to the November 2019 Planning Commission in draft form for approval.

Commissioner Lothers will send to Planning Department and Planning Commission a visual of the trail to street connection that she referenced.

Chairman Lackey requested that the September 2019 amendment to the Minutes be added to the November 2019 as an agenda item.

A motion to defer the September 2019 Minutes to the November 2019 meeting was made by Commissioner Lothers. The motion was seconded by Commissioner Crohan, 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. **Clovercroft Preserve, Section 2** – Performance Bond for Water - \$97,500.

- Recommendation:** Reduce to maintenance in the amount of \$14,625 for a period of one (1) year.
4. **Clovercroft Preserve, Section 2** – Performance Bond for Wastewater Collection System - \$102,800.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  5. **Clovercroft Preserve, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$771,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  6. **Falls Grove, Section 5** – Performance Bond for Water (Milcrofton) - \$21,000.  
**Recommendation:** Release the bond on October 30, 2019.
  7. **Falls Grove, Section 5** – Performance Bond for Wastewater Collection System - \$84,400.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  8. **Falls Grove, Section 5** – Performance Bond for Roads, Drainage and Erosion Control -\$400,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  9. **Hart’s Landmark** – Maintenance Bond for Landscaping - \$33,200.  
**Recommendation:** Release the bond.
  10. **McDaniel Estates, Section 1** – Performance Bond for Water (Milcrofton) - \$255,000.  
**Recommendation:** Reduce to maintenance in the amount of \$38,200 for a period of one (1) year.
  11. **McDaniel Farms, Section 1** – Maintenance Bond for Landscaping - \$57,100.  
**Recommendation:** Release the bond.
  12. **McDaniel Farms, Section 2** – Performance Bond for Landscaping - \$4,125.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
  13. **McDaniel Farms, Section 2** – Performance Bond for Wastewater Collection System - \$124,000.  
**Recommendation:** Extend in its current amount for one (1) year.
  14. **McDaniel Farms, Section 2** – Performance Bond for Water (Milcrofton) - \$267,000.  
**Recommendation:** Reduce to maintenance in the amount of \$41,000 for a period of one (1) year.
  15. **McDaniel Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$853,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
  16. **Silver Stream Farm, Section 4F** – Maintenance Bond for Roads, Drainage and Erosion Control - \$50,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year, with a review in three (3) months.

17. **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.
18. **The Grove, Section 11** - Performance Bond for Water - \$663,000.  
**Recommendation:** Reduce to maintenance in the amount of \$99,400 for a period of one (1) year.
19. **The Grove, Section 11** - Performance Bond for Wastewater Collection System - \$186,500.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
20. **Troubadour Amenity Center** – Performance Bond for Landscaping - \$5,100.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
21. **Troubadour, Section 1** – Performance Bond for Wastewater Treatment & Disposal System - \$537,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
22. **Troubadour, Section 4** – Performance Bond for Wastewater Collection System - \$74,250.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
23. **Troubadour, Section 4** – Performance Bond for Roads, Drainage and Erosion Control - \$520,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
24. **Vineyard Valley, Section 1** – Performance Bond for Water - \$15,476.  
**Recommendation:** Release the bond.
25. **Vineyard Valley, Section 1** – Performance Bond for Landscaping - \$18,150.  
**Recommendation:** Extend in the current amount for a period of six (6) months.
26. **Vineyard Valley, Section 1** – Performance Bond for Wastewater Collection System - \$80,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.
27. **Vineyard Valley, Section 1** – Performance Bond for Roads, Drainage and Erosion Control - \$711,000.  
**Recommendation:** Extend in the current amount for a period of one (1) year.

**FINAL PLATS:**

**ITEM 32**

**FINAL PLAT REVIEW FOR THE GROVE, SECTION 12, CONTAINING 5 LOTS ON 4.73 ACRES IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2019-418)**

The plat is in order, and staff recommends approval with the following conditions:

1. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$26,100;

2. Establishment of a performance bond for the wastewater collection system in the amount of \$20,300;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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.

**ITEM 33**

**FINAL PLAT REVIEW FOR THE GROVE, SECTION 13, CONTAINING 53 LOTS ON 42.71 ACRES IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2019-419)**

The plat is in order, and staff recommends approval with the following conditions:

1. Establishment of a performance bond for roads, drainage and erosion control in the amount of \$832,000;
2. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District in the amount of \$66,800;
3. Establishment of a performance bond for the wastewater collection system in the amount of \$215,000;
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 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 28**

**PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 9 CONTAINING 0 LOTS ON 123.6 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2019-306)**

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the November 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 29**

**PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 10 CONTAINING 7 LOTS ON 28.14 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2019-307)**

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the November 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.

**FINAL PLATS:**

**ITEM 30**

**FINAL PLAT REVIEW FOR THE BRIARWOOD FARMS, LLC, LARGE LOT EASEMENT SUBDIVISION, 3<sup>RD</sup>, 4<sup>TH</sup>, AND 5<sup>TH</sup> LOTS OFF AN EASEMENT, CONTAINING 3 LOTS ON 15.46 ACRES LOCATED OFF HARPETH-PEYTONSVILLE ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2019-416)**

Mr. Sweet reviewed the background (see Staff Report) recommending deferral of the Final Plat to the November 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 31**

**FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 1, (REVISED) CONTAINING 48 LOTS ON 53.9 ACRES LOCATED OFF HIGHWAY 96 IN THE 5TH VOTING DISTRICT (1-2019-417)**

Mr. Holmes reviewed the background (see staff report) recommending approval with the following conditions:

1. The signatures of all lot owners within this Section shall be required prior to signature and recording of the Final Plat; and
2. 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. Commissioner Richter seconded the motion, which passed by unanimous vote.

**ITEM 32**

**FINAL PLAT REVIEW FOR THE GROVE, SECTION 12, CONTAINING 5 LOTS ON 4.73 ACRES IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2019-418)**

On Consent.

**ITEM 33**

**FINAL PLAT REVIEW FOR THE GROVE, SECTION 13, CONTAINING 53 LOTS ON 42.71 ACRES IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2019-419)**

On Consent.

**OTHER BUSINESS:**

**ITEM 34**

**2020 PLANNING COMMISSION SCHEDULE**

Mr. Matteson indicated that the proposed schedule was before the Commission.

There being no comments, Commissioner Crohan made a motion to approve the schedule. Commissioner Lothers seconded the motion, which passed by unanimous vote.

**CLOSED SESSION:**

**ITEM 35**

**VADEN, ÉT AL. V. WILLIAMSON COUNTY GOVERNMENT BY AND THROUGH ITS PLANNING COMMISSION, WILLIAMSON COUNTY CHANCERY COURT, DOCKET NO. 47440**

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Chairman Lackey called the Planning Commission back into session after completion of the Closed Session.

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There being no further business, the meeting was adjourned at approximately 6:18 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON NOVEMBER 14, 2019.**

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CHAIRMAN JOHN LACKEY