

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

MEMBERS PRESENT

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

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
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, November 14, 2019 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. Revision to Items 7 and 9; and
2. Reminder for Commission members to complete required continued education hours by the end of the year.

CONSIDERATION OF SEPTEMBER 2019 MINUTES:

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

A motion to approve the September 2019 Minutes was made by Commissioner Lothers. The motion was seconded by Commissioner Richter, and passed by unanimous vote.

CONSIDERATION OF OCTOBER 2019 MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 10, 2019 Planning Commission meeting.

A motion to approve the October 2019 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Richter, 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:

4. **Burning Tree Farms, Section 1** – Maintenance Bond for Water - \$21,375.
Recommendation: Release the bond.
5. **Foxen Canyon, Section 1** – Performance Bond for Landscaping - \$36,300.
Recommendation: Extend in the current amount for a period of six (6) months and require completion of this project. If not completed, the Bond will be called.
6. **Hart's Landmark** – Performance Bond for Sewer Improvements - \$85,970.

Recommendation: Reduce to maintenance in the amount of \$40,000 for a period of one (1) year.

7. **Stephens Valley, Section 1** – Maintenance Bond for Water and Sewer - \$20,000.

Recommendation: Release the bond.

8. **Stephens Valley, Section 2** – Performance Bond for Water and Sewer - \$71,078.20.

Recommendation: Extend in the current amount for a period of six (6) months.

9. **Stephens Valley, Section 2** – Performance Bond for Roads, Drainage and Erosion Control -\$635,000.

Recommendation: Reduce to maintenance in the amount of \$317,000 for a period of one (1) year.

10. **The Grove, Section 7** – Maintenance Bond for Wastewater Collection System - \$82,680.

Recommendation: Release the bond.

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.

PUBLIC HEARING:

ITEM 11

AMENDMENT TO ARTICLE 17 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING PRIVATE ROADS AND GATED SUBDIVISIONS

Mr. Matteson reviewed the background (see Staff Report) recommending approval and that the attached Resolution be forwarded to the County Commission for adoption.

Jim Henry representing Discovery Land Company spoke in favor of Text Amendment.

Commissioner Crohan inquired as to the responsibility for the gates malfunction in an emergency situation.

Attorney Ransom stated that this Amendment places responsibility for gates onto homeowners and homeowner associations.

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

OLD BUSINESS:

ITEM 12

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

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the December 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 13

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

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the December 2019 meeting.

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

ITEM 14

**FINAL PLAT REVIEW FOR THE BRIARWOOD FARMS, LLC, PROPERTY
LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15.46
ACRES LOCATED OFF HARPETH-PEYTONSVILLE ROAD IN THE 2ND
VOTING DISTRICT (1-2019-416)**

Mr. Sweet reviewed the background (see Staff Report) recommending approval per staff report.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 15

**NON-RESIDENTIAL SITE PLAN REVIEW FOR CONDUIT CHURCH, ON 11
ACRES LOCATED OFF OF LEWISBURG PIKE IN THE 2ND VOTING DISTRICT
(5-2019-019)**

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

1. Posting of a Performance Bond for landscaping improvements in the amount of \$39,000;
2. Execution of a Performance Agreement for the above referenced surety;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. All signage must be approved per Ordinance requirements.

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

PRELIMINARY PLATS:

ITEM 16

**PRELIMINARY PLAT REVIEW FOR STARNES CREEK, PHASE 1,
CONTAINING 23 LOTS ON 77.47 ACRES LOCATED OFF OF MEEKS ROAD
IN THE 4TH VOTING DISTRICT (1-2019-308)**

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

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;
 - e. The posting of a Performance Bond in the amount of \$8,200 for landscaping improvements; and
 - f. Execution of Performance Agreements for the above referenced sureties.
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. 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;
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. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

9. 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 Lothers seconded the motion, which passed by unanimous vote.

ITEM 17

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 7, CONTAINING 59 LOTS ON 13.67 ACRES LOCATED OFF OF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2019-310)

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

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
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.

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 18

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 8, CONTAINING 48 LOTS ON 12.59 ACRES LOCATED OFF OF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2019-309)

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

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
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.

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 19

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 9, CONTAINING 1 LOT ON .23 ACRES LOCATED OFF OF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2019-311)

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

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District; and
3. 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 20

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 10, CONTAINING 3 LOTS ON .66 ACRES LOCATED OFF OF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2019-312)

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

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District; and
3. 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 Hatcher seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 21

FINAL PLAT REVIEW FOR STEPHENS VALLEY, SECTION 6, CONTAINING 77 LOTS ON 23.76 ACRES LOCATED OFF OF SNEED ROAD IN THE 9TH VOTING DISTRICT (1-2019-420)

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Final Plat to the December 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 22

**FINAL PLAT REVIEW FOR RUSSELL RIDGE, LARGE LOT EASEMENT
SUBDIVISION, CONTAINING 5 LOTS ON 45.49 ACRES LOCATED OFF OF
RUSSELL ROAD IN THE 1ST VOTING DISTRICT (1-2019-421)**

Mr. Sweet reviewed the background (see staff report) recommending deferral of the Final Plat to the December 2019 meeting.

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

There being no further business, the meeting was adjourned at approximately 5:57 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON DECEMBER 12, 2019.**

CHAIRMAN JOHN LACKEY