

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 12, 2019**

MEMBERS PRESENT

John Lackey, Chairman
Don Crohan
Holli Givens
Sharon Hatcher
Steve Lane
Beth Lothers
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
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, December 12, 2019 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree and McCoy were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Reminder for Commission members to complete required continued education hours by the end of the year;
2. Commissioner Pratt's resignation from Planning Commission; and
3. Withdrawal of Items 8, 9, 13, and 14.

CONSIDERATION OF NOVEMBER 2019 MINUTES:

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

A motion to approve the November 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:

3. **Arrington Retreat, Section 4** – Maintenance Bond for Roads, Drainage and Erosion Control - \$348,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Hardeman Springs WW System Area** – Performance Bond for Landscaping - \$63,850.
Recommendation: Extend in the current amount for a period of six (6) months.
5. **Hardeman Springs, WW System Area** – Performance Bond for Wastewater Treatment and Disposal System - \$165,000.
Recommendation: Extend in the current amount for a period of one (1) year.
6. **Mike Hayes Landscaping** – Performance Bond for Landscaping - \$2,700.
Recommendation: Release the bond.
7. **The Grove, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000.

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

8. ~~Troubadour, Section 1 — Performance Bond for Wastewater Treatment and Disposal System.~~ This Item was withdrawn.
9. ~~Vineyard Valley, Section 1 — Maintenance Bond for Water (Milcrofton).~~ This Item was withdrawn.
10. **Vulcan Materials** – Performance Bond for Landscaping/Revegetation - \$63,350.
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 Richter seconded the motion, which passed by unanimous vote.

CONCEPT PLAN (Public Hearing):

ITEM 11

REVISED CONCEPT PLAN REVIEW FOR TROUBADOUR GOLF AND FIELD CLUB, CONTAINING 324 LOTS ON 670.99 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2019-202)

Mr. Matteson reviewed the background (see Staff Report) recommending deferral of the Revised Concept Plan to the January 2020 meeting.

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

NON-RESIDENTIAL SITE PLANS:

ITEM 12

NON-RESIDENTIAL SITE PLAN REVIEW FOR NOLEN HILLS CHURCH OF CHRIST, ON 62.31 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (5-2019-020)

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the January 2020 meeting.

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

OLD BUSINESS:

ITEM 13

PRELIMINARY PLAT REVIEW FOR KING'S CHAPEL, PHASE 9 CONTAINING 0 LOTS ON 123.682 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2019-306)

This Item was withdrawn.

ITEM 14

**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)**

This Item was withdrawn.

ITEM 15

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

Mr. Holmes reviewed the background (see Staff Report) recommending deferral of the Preliminary Plat to the February 2020 meeting.

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

ITEM 16

**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 approval with the following conditions:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. 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 Richter seconded the motion, which passed by unanimous vote.

OTHER BUSINESS:

ITEM 17

AMENDMENTS TO THE PLANNING COMMISSION BYLAWS

Attorney Ransom reviewed the background (see Staff Report) recommending approval.

Chairman Lackey requested clarification of the difference between recusal and abstention.

Attorney Ransom stated that Bylaws define the number of members required to be present in order to have a quorum. The majority of members of the quorum is required for an item to be approved or denied. A recusal of a member occurs when the member has a conflict or appearance of a conflict. The member recusing is not participating and is not eligible to vote. When this occurs the number of votes required for a majority is reduced. Abstention occurs when a member stays and deliberates while choosing not to vote. Abstention does not reduce the number of votes required for a majority.

Chairman Lackey inquired in the event of tie vote.

Attorney Ransom replied that a tie vote is not a sufficient action in a plat or plan. An action of the majority of the quorum must occur.

Commissioner Crohan inquired what happens when there is failure to make a decision on an action.

Attorney Ransom replied that when no decision is made there is a State Statute which states if an action is not taken on an item within sixty (60) days, it will automatically count as an approved action.

Mr. Matteson noted that prior to the sixty (60) days, deferral of the item can be made and is considered an action that will provide additional time.

Attorney Ransom added that the deferral can occur only once without the consent of applicant and must be within the sixty (60) days.

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

There being no further business, the meeting was adjourned at approximately 5:45 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON JANUARY 9, 2020.**

_____ CHAIRMAN JOHN LACKEY