

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF SEPTEMBER 10, 2020**

MEMBERS PRESENT

John Lackey, Chairman  
Robin Baldree  
Don Crohan  
Sharon Hatcher  
Beth Lothers  
Keith McCord  
Bryan Richter  
Rhonda Rose  
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  
Geovanna Torres, Planner  
Christina Collins, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, September 10, 2020 at 5:30 p.m. via GoToMeeting, online video conferencing. Commissioners Lane and McCoy were unable to attend.

Chairman Lackey called the meeting to order and asked Mike Matteson to call the roll.

Noting there was a quorum, Chairman Lackey asked for a motion to hold the Planning Commission meeting electronically due to the COVID-19 crisis.

A motion to conduct the Planning Commission meeting electronically due to the necessity caused by the COVID-19 crisis was made by Commissioner Crohan. The motion was seconded by Commissioner Richter, and passed by unanimous roll call vote.

Mr. Matteson announced the following:

1. Announcement of a joint Workshop with the County Commission and Planning Commission on September 22, 2020 at 5:30pm via Webex; and
2. Revised reports for Items 28 and 29.

**CONSIDERATION OF AUGUST 2020 MINUTES:**

Chairman Lackey asked for a motion to consider the minutes of the August 13, 2020 Planning Commission meeting.

A motion to approve the August 13, 2020 Minutes was made by Commissioner Crohan. The motion was seconded by Commissioner Baldree, and passed by unanimous roll call vote.

**CONSENT AGENDA:**

Commissioner McCord Stated that he is recusing himself from the Consent Agenda; Chairman Lackey asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Hearing none, Mr. Horne read the following into the record:

3. **Belle Vista, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000  
**Recommendation:** Extend in the current amount for one (1) year.
4. **Burning Tree Farms, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$198,000  
**Recommendation:** Extend in the current amount for one (1) year.

5. ~~**Cartwright Close**~~ — Maintenance Bond for Roads, Drainage and Erosion Control — \$  
~~**Recommendation:** WITHDRAWN~~
6. **Falls Grove, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000  
**Recommendation:** Extend in the current amount for one (1) year.
7. **Farms at Clovercroft, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000  
**Recommendation:** Extend in the current amount for one (1) year.
8. **Farms at Clovercroft, Section 3** – Maintenance Bond for Roads, Drainage and Erosion Control – \$310,000  
**Recommendation:** Extend in the current amount for one (1) year.
9. **Farms at Clovercroft, Section 3** – Maintenance Bond for Water (N/CG) - \$11,625  
**Recommendation:** Release the bond.
10. **Foxen Canyon, Section 1** - Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000  
**Recommendation:** Extend in the current amount for one (1) year.
11. **Foxen Canyon, Section 2** - Performance Bond for Sewer (Harpeth) – \$224,735  
**Recommendation:** Reduce to maintenance in the amount of \$67,400 for six (6) months.
12. **Foxen Canyon, Section 2** - Maintenance Bond for Roads, Drainage and Erosion Control – \$271,000  
**Recommendation:** Extend in the current amount for one (1) year.
13. **Foxen Canyon, Section 2** – Maintenance Bond for Water (Mallory) – \$31,514.69  
**Recommendation:** Release the bond.
14. **McDaniel Estates, Section 1** – Performance Bond for Wastewater Collection System – \$169,000  
**Recommendation:** Extend in the current amount for one (1) year.
15. **McDaniel Estates, Section 1** – Performance Bond for Roads, Drainage and Erosion Control – \$550,000  
**Recommendation:** Extend in the current amount for one (1) year.
16. **McDaniel Farms, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – \$430,000  
**Recommendation:** Extend in the current amount for one (1) year.
17. **McDaniel Farms, Section 1** – Performance Bond for Wastewater Collection System – \$169,000  
**Recommendation:** Extend in the current amount for one (1) year.
18. **McDaniel Farms, Section 1** – Maintenance Bond for Water (Milcrofton) – \$79,350  
**Recommendation:** Extend in the current amount for one (1) year.
19. **Southall Rural Retreat** – Performance Bond for Landscaping – \$77,500  
**Recommendation:** Extend in the current amount for six (6) months.

20. **Southall Rural Retreat WW Area** – Performance Bond for Wastewater Treatment and Disposal System – \$124,700  
**Recommendation:** Extend in the current amount for one (1) year.
21. **Southall Rural Retreat WW Area** – Performance Bond for Wastewater Collection System – \$409,000  
**Recommendation:** Extend in the current amount for one (1) year.
22. **Southall Rural Retreat WW Area** – Performance Bond for Landscaping – \$29,645  
**Recommendation:** Extend in the current amount for six (6) months.
23. **Swanson Ridge, Section 1** – Performance Bond for Landscaping – \$60,000  
**Recommendation:** Extend in the current amount for six (6) months.
24. **Swanson Ridge, Section 1** – Performance Bond for Roads, Drainage and Erosion Control – \$521,000  
**Recommendation:** Extend in the current amount for one (1) year.
25. **Waterleaf, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control – \$300,000  
**Recommendation:** Extend in the current amount for 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, and the motion passed 7-0 by roll call vote with Commissioner McCord recused.

**OLD BUSINESS:**

**ITEM 26**

**FINAL PLAT REVIEW FOR HILLSBORO MANOR, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15.26 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2020-415)**

Mr. Sweet reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the October 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 26. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

**ITEM 27**

**FINAL PLAT REVIEW FOR PEYTONSVILLE ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 6 LOTS ON 34.57 ACRES LOCATED OFF PEYTONSVILLE-ARNO ROAD IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2020-421)**

Mr. Sweet reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the October 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 27. Commissioner Lothers seconded the motion, and the motion passed by unanimous roll call vote.

**ITEM 28**

**CONCEPT PLAN REVIEW FOR HIGH PARK HILL, CONTAINING 157 LOTS ON 161.03 ACRES LOCATED OFF OF MURFREESBORO ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-204)**

Mr. Holmes reviewed the background (see Staff Report), and recommended that action on this Item be deferred to the October 2020 meeting in order to advertise the re-opened Public Hearing per the recommendation of the County Attorney.

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 28. Commissioner Crohan seconded the motion, and the motion passed by unanimous roll call vote.

**ITEM 29**

**CONCEPT PLAN REVIEW FOR DUQUETTE PROPERTY, CONTAINING 128 LOTS ON 143.3 ACRES LOCATED OFF OF GOSEY HILL ROAD IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2020-205)**

Commissioner Hatcher stated that she is recusing from this item. Mr. Holmes reviewed the background (see Staff Report), and recommended that action on this Item be deferred to the October 2020 meeting to provide sufficient time for the traffic analysis to be revised using current traffic counts. Additionally, per the recommendation of the County Attorney in order to advertise the Public Hearing which will be re-opened at the October 2020 meeting.

There being no comments, Commissioner Lothers made a motion to accept Staff's recommendation on Item 29. Commissioner Crohan seconded the motion, and the motion passed 7-0 by roll call vote with Commissioner Hatcher recused.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 30**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR REDEMPTION CITY CHURCH, ON 30.91 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (5-2020-013)**

Mr. Holmes reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the October 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 30. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

**FINAL PLATS:**

**ITEM 31**

**FINAL PLAT REVIEW FOR FALLS GROVE, SECTION 7, (RE-APPROVAL) CONTAINING 24 LOTS ON 17.85 ACRES LOCATED OFF OF EUDAILEY-COVINGTON ROAD IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2020-407)**

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended re-approval of this Final Plat with the same conditions that were established with the original approval from the May 2020 Planning Commission meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 31. Commissioner Richter seconded the motion, which passed by unanimous roll call vote.

**ITEM 32**

**FINAL PLAT REVIEW FOR BROOKLANDS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 25.54 ACRES LOCATED OFF PEYTONSVILLE-TRINITY ROAD IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2020-424)**

Mr. Sweet reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the October 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 32. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

**ITEM 33**

**FINAL PLAT REVIEW FOR ABERLEIGH, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 22 ACRES LOCATED OFF PEYTONSVILLE-TRINITY ROAD IN THE 12<sup>TH</sup> VOTING DISTRICT (1-2020-425)**

Mr. Sweet reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the October 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 33. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

**ITEM 34**

**FINAL PLAT REVIEW FOR CAYMUS SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 29.17 ACRES LOT OFF SOUTH CAROTHERS ROAD IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2020-416)**

Mr. Sweet reviewed the background (see Staff Report), and noted that the applicant requested action on this Item be deferred until the October 2020 meeting. Staff concurred with this request.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 34. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

**OTHER BUSINESS:**

**ITEM 35**

**ESTABLISHMENT OF A PERFORMANCE BOND FOR LANDSCAPING IMPROVEMENTS FOR CEDARMONT FARMS, RURAL RETREAT, ON 40.05 ACRES LOCATED OFF CEDARMONT DRIVE IN THE 12<sup>TH</sup> VOTING DISTRICT (5-2020-012)**

Mr. Holmes reviewed the background (see Staff Report), and recommended establishment of a Performance Bond for landscaping improvements in the amount of \$1,485.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on Item 35. Commissioner Richter seconded the motion, and the motion passed by unanimous roll call vote.

---

There being no further business, the meeting was adjourned at approximately 6:06p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 8, 2020.**

\_\_\_\_\_ CHAIRMAN JOHN LACKEY