

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF JUNE 10, 2021**

MEMBERS PRESENT

John Lackey
Robin Baldree
Don Crohan
Sharon Hatcher
Beth Lothers
Keith McCord
Sammie McCoy
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
Dr. Geovanna Torres, Planner
Christina Collins, Planning Assistant
Debbie Smith, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, June 10, 2021 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Lucyshyn were not in attendance.

Chairman Lackey called the meeting to order.

Chairman Lackey asked if Staff had announcements.

Mr. Matteson announced the following:

1. Item 14, Public Hearing, has been withdrawn;
2. There is a Revised Staff report for Item 17;
3. The Planning Commission has been provided a copy of the newly adopted Revised Subdivision Regulations;
4. Planning Commission will begin using a new voting system in July, and will hold a thirty (30) minute training session on the new system prior to the July meeting; and
5. A request for a Non-Agenda item, to consider Re-Approval of Nelson Creek Large Lot Easement Subdivision.

Chairman Lackey asked for a motion to hear the Non-Agenda Item as Item 18.5 on the Agenda.

A motion to hear the Non-Agenda Item as Item 18.5 on the Agenda was made by Commissioner Lothers. The motion was seconded by Commissioner Richter, and passed by unanimous voice vote.

CONSIDERATION OF MAY 2021 MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the May 13, 2021 Planning Commission meeting.

A motion to approve the May 13, 2021 minutes was made by Commissioner McCoy. The motion was seconded by Commissioner Richter, and passed by unanimous vote.

CONSENT AGENDA:

Commissioner McCord advised that he was recusing himself from participating in the deliberations of 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 Consent Agenda Items into the record:

3. **Clovercroft Preserve, Section 2** – Performance Bond for Wastewater Collection System - \$102,800
Recommendation: Extend in the current amount for one (1) year.
4. **Cox Ladd Treatment Facility** – Performance Bond for Landscaping - \$50,600
Recommendation: Extend in the current amount for six (6) months, with completion of this project required.
5. **Daventry Wastewater Area** – Performance Bond for Wastewater Treatment and Disposal System - \$120,000
Recommendation: Convert to maintenance in the current amount for two (2) years.
6. **Daventry, Section 2** – Maintenance Bond for Water (N/CG) - \$28,500
Recommendation: Extend in the current amount for one (1) year.
7. **Daventry, Section 2** – Performance Bond for Wastewater Collection System - \$60,400
Recommendation: Extend in the current amount for one (1) year.
8. **Daventry, Section 2** – Performance Bond for Roads, Drainage and Erosion Control - \$752,000
Recommendation: Convert to maintenance in the amount of \$400,000 for one (1) year.
9. **Falls Grove, Section 6** – Performance Bond for Wastewater Collection System – \$179,600
Recommendation: Convert to maintenance in the amount of \$53,880 for two (2) years.
10. **Southern Preserve, Section 1** – Maintenance Bond for Roads, Drainage and Erosion Control - \$80,000
Recommendation: Extend in the current amount for one (1) year.
11. **Southern Preserve, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$175,000
Recommendation: Extend in the current amount for one (1) year.
12. **Stephen’s Valley Amenity Center** – Performance Bond for Landscaping - \$14,000
Recommendation: Extend in the current amount for six (6) months.
13. **Vineyard Valley, Section 1** – Performance Bond for Wastewater Collection System - \$80,000
Recommendation: Convert to maintenance in the amount of \$24,000 for two (2) years.

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR DAVENTRY, SECTION 3, (RE-APPROVAL) CONTAINING 24 LOTS ON 19.45 ACRES LOCATED OFF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (1-2021-402)

The Plat is in order, and Staff recommends re-approval of the Final Plat 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 \$370,000 for roads, drainage and erosion control;
3. Posting of a Performance Bond in the amount of \$65,000 for water improvements as specified by Nolensville/College Grove Utility District;
4. The posting of a Performance Bond in the amount of \$54,000 for the wastewater collection system;
5. The posting of a Performance Bond in the amount of \$46,600 for landscaping improvements;
6. Execution of Performance Agreements for the above referenced sureties;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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.

ITEM 18

FINAL PLAT REVIEW FOR KINGS CHAPEL, SECTION 9, CONTAINING 0 LOTS ON 6.40 ACRES LOCATED OFF MULLENS ROAD IN THE 5TH VOTING DISTRICT (1-2021-410)

The Plat is in order, and Staff recommends approval of the Final Plat with the following conditions:

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Prior to the submittal of any additional Final Plats for this development, off-site roadway improvements as stipulated in the traffic study review findings provided by the County's traffic engineering consultant (See Attachment 18-3), including the second entrance to the development and associated turn lanes, must be completed to the satisfaction of TDOT;
3. Prior to the issuance of Building Permits in additional Sections, the internal roadway shall also be completed to the boundary of Section 8 other than the surface asphalt mix;
4. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$1,100,000;
5. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$581,000;
6. Establishment of a Maintenance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$87,100
7. Execution of Performance agreements for the above referenced sureties;
8. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

9. Providing two (2) 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 Final Plat.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation on the Consent Agenda. Commissioner McCoy seconded the motion, and the motion passed by a vote of nine (9) yes, and zero (0) no's, with Commissioner McCord recused.

PUBLIC HEARING:

ITEM 14

AMENDMENT TO ARTICLES 11 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING COUNTRY CLUBS (6-2021-604)

This Item was withdrawn.

NON-RESIDENTIAL SITE PLAN:

ITEM 15

NON-RESIDENTIAL SITE PLAN REVIEW FOR PAGE HIGH SCHOOL, PHASE 3, ON 49.59 ACRES LOCATED OFF ARNO ROAD IN THE 5TH VOTING DISTRICT (5-2021-006)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of the Non-Residential Site Plan.

Chairman Lackey asked if the Commissioners had any questions.

Commissioner Baldree questioned asked why the Site Plan was missing the crosswalk and sidewalk. She understood these items were a condition for (of) approval in Phase II (2).

Eric Gardner, a Williamson County Schools representative, explained that the bid for the crossing was submitted a couple of weeks prior to the June 2021 Planning Commission meeting. He noted the traffic light equipment has a lead-time of approximately six (6) to nine (9) months. He predicted the installation of the crossing would be completed about a year from now (before the 2022-2023 school year).

Commissioner Baldree asked why the equipment was not ordered sooner.

Mr. Gardner responded their team had to coordinate the completion of their design and bidding process to include the improvements to Arno Road.

Commissioner Crohan questioned the feasibility of installing a temporary crossing signal in the interim.

Mr. Gardner shared budget constraints may not allow for a temporary crossing. However, he committed to look into the option.

Commissioner Crohan requested the matter be looked into for the safety of the students.

Chairman Lackey requested a formal commitment of the installation of a temporary crossing plan to be presented by the July 2021 Planning Commission meeting.

Mr. Gardner answered he/his team would look into a temporary solution by the July Planning Commission meeting.

Commissioner Lothers noticed the first approval included a condition for a continuation of the sidewalk.

Mr. Holmes confirmed the continuation of the sidewalk is noted on the Site Plan. The label was unintentionally erased from the set of plans provided in the Meeting Packet. However, the label is shown on the additional pages not included in the meeting packets.

Commissioner Lothers asked whether the Planning Commission should approve the plans as presented or an additional note explaining that despite the sidewalk extension not being shown, it is part of the Plan. She also noticed the sidewalk extension is not shown on C.2 of the presented Plans.

Mr. Gardner asked to approach Commissioner Lothers. Receiving approval to approach, he asked to see where the sidewalk is missing on the existing Plat.

Commissioner Lothers expressed hesitation over voting for an approval based on the Plans not addressing the conditions of approval.

Mr. Gardner explained there is a redesign occurring for Phase IV (4) of the High School. The sidewalk area in question may be revised altogether for better flow of pedestrian traffic. He expressed concern over the cost of the previously (approved?) sidewalk extension considering a revision is probable. He requested additional time to prepare for the results of the revision before installing a permanent extension.

Commissioner Lothers clarified that the extension of sidewalks would simply entail the addition of a small amount of concrete, further safeguarding a pedestrian connection for the students. She expressed concerns about approving the application as presented, given that the previously agreed sidewalk extension has been omitted from the plans.

Chairman Lackey voiced his frustration, stating that after multiple discussions about the project, the Plans presented to the Board continued to miss addressing the conditions of approval from Phase II (2).

Commissioner Rose inquired if there was a change (decrease) in student parking.

Mr. Holmes answered the parking shown on the Plat meets the requirements of the Zoning Ordinance. He further explained additional parking will be shown in Phase IV (4).

Commissioner Rose agreed that the applicant should find a solution over temporary crossing options. She suggested a crossing guard.

Mr. Gardner agreed that crossing guards are a simple and feasible solution. He clarified that the installation of sidewalks would not begin until the crossing light poles are in place. He expressed concern over the timing of installing sidewalks. His concern is that in the absence of a crosswalk feature, students will be encouraged to cross Arno Road, risking pedestrian safety.

Commissioner McCoy asked whether the poles or signals were delayed.

Mr. Gardner answered he was unsure of the specifics.

Commissioner McCoy reiterated the importance of the sidewalks especially given the increase to a three (3) lane improvements on Arno Road. An interim plan for

a temporary crossing should be reviewed. He further suggested placing a simple crossing sign announcing "Yield to Pedestrians".

Commissioner Baldree challenged Mr. Gardner's statement regarding the current absence of sidewalks, and how it does not prevent students from crossing. She asserted that student safety cannot be postponed another year. She agreed that crossing signs, sidewalks, and line marking are easy solutions to the existing condition of the project.

Mr. Gardner agreed to install signage.

Commissioner Lothers proposed the possibility of a mid-crosswalk sign. She referenced research she found that asserts insufficient crosswalks create a false sense of security for pedestrians, leading to an increase in fatalities.

Chairman Lackey asked whether approval can be made contingent on improvements.

Mr. Holmes stated that the Planning Commissioners can specify conditions of approval.

Commissioner Crohan believes that signs only work when the individual chooses to read it. He believes people may pay more attention to a traffic signal light.

Commissioner McCoy shared concern over the cost of a temporary traffic signal light.

After the lengthy discussion, Commissioner Lothers made a motion to accept Staff's recommendation on Item 15, with the condition that a sidewalk connect to the softball field as shown on the presented Plan. The second condition is for an interim Plan to be presented before Planning Commission showing a safe pedestrian crossing between Page High School and Page Middle School. Commissioner McCoy requested clarification on the motion. As he understands the motion, Planning Commission wants to see sidewalks connected to the crosswalk, road striping, and the installation of adequate pedestrian signs to be installed prior to the commencement of the 2021-2022 school year. Commissioner Lothers agreed to accept Commissioner McCoy's conditions as part of her amended motion. Commissioner Baldree seconded the motion.

Mr. Gardner agreed to commit to include the sidewalk in his next submittal. However, he was unsure if he could commit to the installation of the sidewalk by August 2021 given budget and bidding constraints.

Commissioner McCoy asked whether the bid for the sidewalk is separate from that of the crosswalk. If so, could the Notice to Proceed be delayed until the signal poles are installed?

Mr. Gardner answered he would need to verify with the contractor about the installation of the crosswalk feature before he can commit to a Notice to Proceed.

Commissioner McCoy recalled the conditions of approval were the same as a year ago and the applicant has not addressed the conditions in the Site Plan presented today. He recommended deferral to the July 2021 meeting to allow time for the applicant to include the previous conditions of approval from Phase II (2) as shown on the Plat. He pressed the importance of student safety. Students should not have to cross Arno Road without appropriate safety measures.

Commissioner Lothers reminded the Board her motion is on the floor, and would like to withdraw it. She moved to recommend a deferral.

Commissioner Baldree withdrew her motion to second Commissioner Lothers' motion.

There being no further comments, Commissioner Lothers made a motion to defer to the July 2021 meeting with the expectation the applicant return with a Site Plan that details interim solutions for safe crossing, in addition to incorporating conditions of approval of Phase II (2). Commissioner Baldree seconded the motion, and the motion to defer to the July 2021 meeting passed by unanimous vote.

FINAL PLATS:

ITEM 16

FINAL PLAT REVIEW FOR DAVENTRY SUBDIVISION, SECTION 3, (RE-APPROVAL) CONTAINING 24 LOTS ON 19.45 ACRES LOCATED OFF TULLOSS ROAD IN THE 5TH VOTING DISTRICT (1-2021-402)

This Item was on the Consent Agenda.

ITEM 17

FINAL PLAT REVIEW FOR THE TED L. PETTY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 15.93 ACRES LOCATED OFF CROSS KEYS ROAD IN THE 2ND VOTING DISTRICT (1-2021-409)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended action on this Item be deferred until the July 2021 meeting.

There being no comments, Commissioner McCoy made a motion to accept Staff's recommendation on Item 17. Commissioner Crohan seconded the motion, and the motion passed by unanimous vote.

ITEM 18

FINAL PLAT REVIEW FOR KINGS CHAPEL, SECTION 9, CONTAINING 0 LOTS ON 6.40 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2021-410)

This Item was on the Consent Agenda.

NON-AGENDA ITEM 18.5

FINAL PLAT REVIEW FOR NELSON CREEK RE-APPROVAL, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 26.49 ACRES LOCATED OFF CROCKETT LANE IN THE 5TH VOTING DISTRICT (1-2020-433)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended re-approval of the Final Plat with the following conditions:

1. Establishment of Performance Bonds for water improvements in favor of Nolensville/College Grove Utility District in the amount of \$170,000 for site work and \$100,000 for Horton Highway crossing;
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 on the Non-Agenda Item 18.5. Commissioner McCoy seconded the motion, and the motion passed by unanimous voice vote.

CLOSED SESSION:

CPS Land, LLC v. Williamson County, acting by and through its Regional Planning Commission, WC Chancery Court, Docket #20CV-49980M

Following the Closed Session, Chairman Lackey called the meeting back into open session. There being no further business, the meeting was adjourned at approximately
7:02 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON JULY 8, 2021.**

CHAIRMAN JOHN LACKEY