

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF DECEMBER 9, 2021**

MEMBERS PRESENT

Don Crohan
Robin Baldree
Sharon Hatcher
Jessica Lucyshyn
Beth Lothers
Rhonda S. Rose
Keith McCord
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
Debbie Smith, Admin. Office Manager
Paola Wilson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, December 9, 2021 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Chairman Lackey and Commissioners Lane, McCoy and Richter were unable to attend.

Mike Matteson announced that as the Chair and Vice-chair were unable to attend and called the meeting to order, noting that a Temporary Chair would have to be elected. Mr. Matteson also noted that the electronic voting system was not working and votes would be taken by voice. A quorum was confirmed.

Mr. Matteson announced the following:

1. Item 19 was withdrawn from the Agenda;
2. Reminded commissioners to complete their continuing education before the end of the year;
3. Reminder that the County is in the process of working with each of the 6 (six) municipalities in Williamson County on Growth Management Planning. He mentioned that the County will meet with the Advisory Group on Tuesday, December 14 2021, and any updates will be shared with the Planning Commission.
4. In the absence of the Chairman and Vice-Chairman, a temporary Chair would have to be elected, and suggested that Commissioner Crohan act as the Chair for the meeting since he had previously acted in that capacity.

Mr. Matteson asked for a motion to nominate a Chairman for the meeting. Commissioner Sanders made a motion to elect Commissioner Crohan as Temporary Chairman. Commissioner Lothers seconded the motion. The motion was unanimously approved.

CONSIDERATION OF NOVEMBER 2021 MINUTES:

Temporary Chairman Crohan asked if any of the Commissioners had any comments regarding the Minutes of the November 10, 2021 Planning Commission Meeting. Hearing none, Temporary Chairman Crohan asked for a motion to approve the Minutes of the November 10, 2021 meeting. Commissioner Lothers made a motion to approve as presented. Commissioner Lucyshyn seconded the motion. The motion was unanimously approved.

CONSENT AGENDA:

Temporary Chairman Crohan asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Hearing none, Temporary Chairman Crohan stated that he would take the Consent Agenda as a whole. Mr. Matteson reminded the Commission that Consent Agenda items were no longer being read into the record.

3. **Cox Ladd Treatment Facility** –Performance Bond for Wastewater Treatment and Disposal System located off Cox Road. -\$120,000
Recommendation: Reduce to maintenance in its current amount for a period of two (2) years.
4. **Cox Ladd Treatment Facility** – Performance Bond for Landscaping located off Cox Road. -\$50,600
Recommendation: Extend in its current amount for a period of six (6) months and require completion or the bond could be called.
5. **Falls Grove, Section 3** - Maintenance Bond for Roads, Drainage and Erosion Control located off Eudailey Covington Road. -\$250,000
Recommendation: Extend in its current amount for a period of three (3) months.
6. **McDaniel Estates, Section 3** – Performance Bond for Wastewater Collection System located off McDaniel Road. -\$182,000
Recommendation: Extend in its current amount for a period of one (1) Year.
7. **McDaniel Estates, Section 3** – Performance Bond for Roads, Drainage and Erosion Control located off McDaniel Road. -\$614,000
Recommendation: Extend in its current amount for a period of one (1) year.
8. **McDaniel Estates, Section 3** – Performance Bond for Water (Milcrofton) located off McDaniel Road. -\$25,576.50
Recommendation: Extend in its current amount for a period of three (3) months.
9. **Stephens Valley Amenity Center** – Performance Bond for Landscaping located off Sneed Road. -\$14,000
Recommendation: Extend in its current amount for a period of six (6) months.
10. **The Mill at Bond Springs, Section 2** – Performance Bond for Roads, Drainage and Erosion Control located off Bethesda Road. -\$275,000
Recommendation: Extend in its current amount for a period of one (1) Year.
11. **The Mill at Bond Springs, Section 2** – Performance Bond for Landscaping located off Bethesda Road. -\$153,000
Recommendation: Reduce to maintenance in the amount of \$45,900 for a period of six (6) months.
12. **The Grove, Section 1** – Maintenance Bond for Wastewater Treatment and Disposal System located off Arno Road. -\$495,250
Recommendation: Extend in its current amount for a period of one (1) year.
13. **The Grove, Section 6** – Maintenance Bond for Roads, Drainage and Erosion Control located off Arno Road. -\$300,000
Recommendation: Extend in its current amount for a period of one (1) year.

14. **The Grove, Section 14** – Maintenance Bond for Water (Milcrofton) located off Arno Road.-\$50,400
Recommendation: Extend in its current amount for a period of three (3) months.

15. **The Grove, Section 14** – Performance Bond for Roads, Drainage and Erosion Control located off Arno Road.-\$850,000
Recommendation: Reduce to maintenance in the amount of \$623,000 for a period of one (1) year.

16. **The Grove, Section 14** – Performance Bond for Wastewater Collection System located off Arno Road.-\$214,800
Recommendation: Extend in its current amount for a period of one (1) year.

17. **Troubadour, Section 1 (aka Hideaway at Arrington)** - Performance Bond for Wastewater Treatment and Disposal System located off Cox Road.-\$537,000
Recommendation: Extend in its current amount for a period of one (1) year.

18. **Vulcan Materials** – Performance Bond for Landscaping/ Revegetation located off Downs Blvd.-\$63,650
Recommendation: Increase to the amount of \$70,000 for a period of one (1) year.

Commissioner Lothers made a motion to approve the Consent Agenda as a whole. Commissioner Sanders seconded the motion. The motion was unanimously approved.

OLD BUSINESS:

ITEM 19

PRELIMINARY PLAT REVIEW FOR PROPERTY OF TERESA LANE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 1 LOT ON FIVE (5) ACRES LOCATED OFF DAUGHERTY-CAPLEY ROAD IN THE 1ST VOTING DISTRICT (1-2021-314)

Temporary Chairman Crohan noted that Item 19 had been withdrawn, and moved forward with Item 20 from Agenda.

ITEM 20

PRELIMINARY PLAT REVIEW FOR CEDARBEACH ESTATES, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 47.82 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT (1-2021-322)

Mr. Sweet reviewed the background (see Staff Report); Staff recommended deferral until the January 13, 2022 Planning Commission meeting to allow the applicant more time to address Staff comments.

Temporary Chairman Crohan asked if the applicant was present and if he agreed with Staff's recommendation. Mr. Tim Turner from T-Square Engineering stated he was representing the applicant and he accepted Staff's recommendation. Temporary Chairman Crohan asked if there were any questions for Staff or any comments. Hearing none, Temporary Chairman Crohan asked for a motion.

Commissioner Lothers made a motion to accept Staff's recommendation. Commissioner Baldree seconded the motion. The motion was unanimously approved.

ITEM 21

PRELIMINARY PLAT REVIEW FOR CANDLER GROVE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 23.34 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT (1-2021-323)

Mr. Sweet reviewed the background (see Staff Report); and Staff recommended approval, subject to the following conditions:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the Final Plat;
2. A Land Disturbance Permit must be obtained for the overall development;
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to submittal of the Final Plat;
4. Fire hydrants, with a minimum flow rate of 500 gpm, shall be installed in the locations shown on the Preliminary Plat prior to submittal of the Final Plat;
5. Submit approval letter from TDOT for the location of the access easement prior to submittal of the Final Plat; and
6. Provide a letter from the water provider either stating the water lines are installed and functioning or providing a Performance Bond amount for water, prior to submittal of the Final Plat.

Temporary Chairman Crohan asked if the applicant was present to answer any questions from Staff. Mr. Tim Turner from T-Square Engineering stated that he was representing the applicant and he accepted Staff's recommendation. Temporary Chairman Crohan asked if there were any questions for Staff or any comments. Hearing none, he asked for a motion.

Commissioner McCord made a motion to accept Staff's recommendation. Commissioner Hatcher seconded the motion. The motion was unanimously approved.

ITEM 22

PRELIMINARY PLAT REVIEW FOR BARREL CREEK TRAIL, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 41.27 ACRES LOCATED OFF OLD HILLSBORO ROAD IN THE 2ND VOTING DISTRICT (1-2021-324)

Mr. Sweet reviewed the background (see Staff Report); Staff recommended deferral until the January 13, 2022 Planning Commission meeting to allow the applicant more time to address Staff comments.

Temporary Chairman Crohan asked if the applicant was present to answer any questions. Mr. Tim Turner from T-Square Engineering stated that he was representing the applicant and he accepted Staff's recommendation. Commissioner Baldree asked Mr. Turner if the same road that the Planning Commission had just approved would access this proposed subdivision. Mr. Turner

stated that it would not, and a different road would access it. Commissioner Lucyshyn asked if the maps were overlapped because they seemed to be different in the two attachments provided. Mr. Sweet said the maps might look overlapped because he was trying to follow the design of the individual parcels. Hearing no further comments, Temporary Chairman Crohan asked for a motion.

Commissioner Sanders made a motion to accept Staff's recommendation. Commissioner Baldree seconded the motion. The motion was unanimously approved.

PUBLIC HEARING:

ITEM 23

AMENDMENT TO ARTICLES 6 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING NATURAL GAS TRANSMISSION LINES, IN ACCORDANCE WITH TENNESSEE CODE ANNOTATED, TITLE 13, CHAPTER 3, PART 4 (6-2021-610)

Mr. Matteson reviewed the background (see Staff Report), and Staff recommended approval of the proposed Amendment and that the attached Resolution be forwarded to the County Commission for adoption. Mr. Matteson stated that no one had signed up for the Public Hearing.

However, Temporary Chairman Crohan stated that one person had signed up for the Public Hearing and asked them to state their name and address. Mr. Heflin stated that the person had left. Temporary Chairman Crohan closed the Public Hearing.

Hearing no comments, Temporary Chairman Crohan asked for a motion.

Commissioner McCord made a motion for approval. Commissioner Rose seconded the motion, and the motion passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 24

PRELIMINARY PLAT REVIEW FOR HIGH PARK HILL, PHASE 2, CONTAINING 39 LOTS ON 15.34 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2021-325)

Mr. Holmes reviewed the background (see Staff Report) and Staff recommended approval, with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. No more than thirty-nine (39) lots may receive Final Plat approval per year, beginning on the date of Concept Plan approval. This number may be adjusted based on changes to TDOT's projected completion schedule for the widening of Highway 96;
2. 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;
3. Prior to submittal of the first Final Plat, all off-site roadway improvements shall be completed to the satisfaction of TDOT;

4. If a security gate is to be installed, a permit will need to be obtained prior to its installation, and all requirements for such gates as outlined in Section 17.1.1 of the Zoning Ordinance will need to be met;
5. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, 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
6. Establishment of a performance bond for roads, drainage and erosion control;
7. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
8. Establishment of a performance bond for the wastewater collection system;
9. Submission of landscaping plans and establishment of a performance bond for landscaping;
10. Execution of Performance Agreements for the above referenced sureties;
11. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
12. 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.

Temporary Chairman Crohan asked if the applicant was present to answer any questions. Mr. Matt Bryant with M2 Group stated that he was representing the applicant and he accepted Staff's recommendations. Commissioner Lothers clarified that this item had been previously reviewed by the Planning Commission under the RD-1 Zone designation, and that subsequently it had been changed to RD-5. Hearing no further comments, Temporary Chairman Crohan asked for a motion.

Commissioner Sanders made a motion to accept the Staff's recommendation. Commissioner Rose seconded the motion. The motion was unanimously approved.

ITEM 25

TROUBADOUR GOLF AND FIELD CLUB, PHASE 12, CONTAINING 16 LOTS ON 22.59 ACRES LOCATED OFF COX ROAD IN THE 5TH VOTING DISTRICT (1-2021-326)

Mr. Holmes reviewed the background (see Staff Report) and Staff recommended approval, with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. Prior to final plat submittal, off-site roadway improvements required in association with individual sections of development as stipulated in the traffic study review findings provided by the County's traffic engineering consultant, including turn lane improvements at site entrances, must be completed in accordance with the approved plans;

2. Establishment of a performance bond for roads, drainage and erosion control;
3. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
4. Establishment of a performance bond for the wastewater collection system as specified by the County's wastewater consultant;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, 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;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
8. 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.

Temporary Chairman Crohan asked if the applicant was present to answer any questions. Mr. Matt Bryant with M2 Group stated that he was representing the applicant and he accepted Staff's recommendations. Hearing no comments, Temporary Chairman Crohan asked for a motion.

Commissioner Lothers made a motion to accept the Staff's recommendation. Commissioner Rose seconded the motion. The motion was unanimously approved.

ITEM 26

THE GROVE, PHASE 13, CONTAINING 56 LOTS ON 47.56 ACRES LOCATED OFF ARNO ROAD IN THE 3RD VOTING DISTRICT (1-2021-327)

Mr. Holmes reviewed the background (see Staff Report) and Staff recommended approval, with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. Establishment of a Performance Bond for roads, drainage and erosion control;
2. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District;
3. Establishment of a Performance Bond for the wastewater collection system as applicable;
4. Submission of landscaping plans and establishment of a Performance Bond for landscaping;
5. Execution of Performance Agreements for the above referenced sureties;

6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
7. 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.

Temporary Chairman Crohan asked if the applicant was present to answer any questions. Mr. Adam Seger with Dale and Associates stated that he was representing the applicant and he accepted Staff's recommendations. Hearing no comments, Temporary Chairman Crohan asked for a motion.

Commissioner Hatcher made a motion to accept Staff's recommendation. Commissioner Baldree seconded the motion. The motion was unanimously approved.

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There being no further business, the meeting was adjourned at approximately 5:52 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY
REGIONAL PLANNING COMMISSION ON JANUARY 13, 2022.**



CHAIRMAN JOHN LACKEY