

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF MARCH 10, 2022

MEMBERS PRESENT

Don Crohan
John Lackey
Sammie McCoy
Jessica Lucyshyn
Rhonda S. Rose
Keith McCord
Bryan Richter
Steve Lane
Sharon Hatcher
Beth Lothers

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
Hamilton Cheatham, Planning Technician
Debbie Smith, Admin. Office Manager
Lania Escobar, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, March 10, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Sanders and Baldree were unable to attend.

Chairman Sammie McCoy called the meeting to order and took Roll Call. A quorum was present.

CONSIDERATION OF JANUARY 2022 MINUTES:

Commissioner Crohan made a motion to approve the January 13, 2022 Minutes as presented. Commissioner Richter seconded the motion. The motion was unanimously approved.

CONSIDERATION OF FEBRUARY 2022 MINUTES:

Commissioner Crohan made a motion to approve the February 10, 2022 Minutes as presented. Commissioner Richter seconded the motion. The motion was unanimously approved.

CONSENT AGENDA:

Commissioner Keith McCord recused himself from the Consent Agenda Items.

Chairman McCoy asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. Commission Crohan requested Item 5 be pulled from Consent. Chairman McCoy stated that he would move forward with a motion since the Consent Agenda items were no longer being read.

1. Enclave at Dove Lake Amenity – Performance Bond for Landscaping - \$8,200
Recommendation: Extend in the current amount for six (6) months.
2. Fallsgrove, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000
Recommendation: Extend in the current amount for a period of one (1) year, with a review in three (3) months.
3. Fallsgrove, Section 4 – Maintenance Bond for Roads, Drainage and Erosion Control - \$295,000
Recommendation: Extend in the current amount for a period of one (1) year.
4. Franklin Christian Church – Performance Bond for Landscaping - \$90,805
Recommendation: Extend in the current amount for six (6) months.

5. King's Chapel, Section 3C – Maintenance Bond for Wastewater Collection System - \$3,750
Recommendation: Release the Bond.
6. LDR Stables & Farm – Performance Bond for Landscaping - \$17,500
Recommendation: Extend in the current amount for six (6) months.
7. Southall Rural Retreat – Performance Bond for Landscaping - \$77,500
Recommendation: Extend in the current amount for six (6) months.
8. Southall WW Area – Performance Bond for Landscaping - \$29,645
Recommendation: Extend in the current amount for six (6) months.
9. Swanson Ridge, Section 1 – Maintenance Bond for Landscaping - \$18,000
Recommendation: Release the Bond.
10. The Grove, Section 9 – Maintenance Bond for Roads, Drainage and Erosion Control - \$251,000
Recommendation: Extend in the current amount for a period of one (1) year, review in three (3) months.
11. Weatherford Estates – Performance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Convert to maintenance in the current amount for a period of one (1) year.

Commissioner Crohan made a motion to approve the Consent Agenda with Item 5 being removed. Commissioner Lothers seconded the motion. The motion was unanimously approved.

ITEM 5

Falls Grove, Section 3, Maintenance Bond for Roads, Drainage and Erosion Control

William Andrews reviewed the background (see Staff Report).

Commissioner Crohan asked Staff if it was normal that the sidewalks were located within the Right-of-Way. William Andrews stated the sidewalks are not allowed within the Right-of-Way. It was discovered during an onsite visit with the Highway Superintendent and discussion with the developer indicated that a section of approximately 300 feet is within the right-of-way due to construction restraints with a gas line easement and a Waterway Natural Area. Currently the Highway Department's Attorney and the developer are working towards a resolution. However until this is done, the Highway Commission will not accept these roadways for maintenance.

Commissioner Crohan asked if this would be reviewed again when this issue is resolved. William Andrews stated it would return for approval by this Board.

Kristi Ransom indicated the report is labeled Item 5, however on the Consent Agenda, it is noted as Item 2. Therefore, the Board will need to revote on the Consent Agenda to make sure the record is clear.

Commissioner Crohan made a motion to approve Report Item 5 (Consent Item #2, Falls Grove, Section 3, Maintenance Bond for Roads, Drainage and Erosion Control) per Staff's recommendation. Commissioner Lothers seconded the motion. The motion was unanimously approved.

CONSENT AGENDA REVOTE

Commissioner Crohan made a motion to approve the Consent Agenda per Staff's recommendation with Item 2 being removed. Commissioner Richter seconded the motion. The motion was unanimously approved.

OLD BUSINESS:

ITEM 15

PRELIMINARY PLAT REVIEW FOR GREY BARN FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 119.92 ACRES LOCATED OFF KINNARD SPRINGS ROAD IN THE 5TH VOTING DISTRICT (1-2022-300)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended deferral to the April 14, 2022 meeting.

Commissioner Lackey made a motion to defer. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 16

CONCEPT PLAN REVIEW FOR 2600 HILLSBORO ROAD, CONTAINING 34 LOTS ON 176.51 ACRES LOCATED OFF HILLSBORO ROAD IN THE 8TH VOTING DISTRICT. (1-2022-201)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended deferral to the April 14, 2022 meeting.

Commissioner Crohan made a motion to defer. Commissioner Richter seconded the motion, and the motion 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 APRIL 14, 2022.

_____ CHAIRMAN SAMMIE MCCOY