

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF APRIL 14, 2022

MEMBERS PRESENT

Don Crohan
John Lackey
Sammie McCoy
Jessica Lucyshyn
Rhonda S. Rose
Keith McCord
Bryan Richter
Robin Baldree
Beth Lothers
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
Hamilton Cheatham, Planning Technician
Debbie Smith, Admin. Office Manager
Lania Escobar, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, April 14, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Lane and Hatcher were unable to attend.

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

Chairman McCoy asked if there were any announcements. Mike Matteson noted that the scheduled Closed Session at the end of the meeting has been postponed until the June Meeting.

Commissioner Rose arrived at 5:33 p.m.
Commissioner Crohan arrived at 5:43 p.m.

CONSIDERATION OF MARCH 2022 MINUTES:

Commissioner Lothers made a motion to approve the March 14, 2022 Minutes as presented. Commissioner Richter seconded the motion. The motion was unanimously approved.

CONSENT AGENDA:

Chairman McCoy asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. None being heard, Chairman McCoy asked for a motion.

3. Arrington Ridge, Section 1 – Performance Bond for Landscaping – \$50,600
Recommendation: Reduce to maintenance in the amount of \$15,200 for a period of six (6) months.
4. Arrington Ridge, Section 1 – Performance Bond for Roads, Drainage and Erosion Control – \$383,000
Recommendation: Reduce to maintenance in the amount of \$250,000 for a period of one (1) year.
5. Arrington Ridge, Section 1 – Performance Bond for Wastewater Collection System - \$144,000
Recommendation: Reduce to maintenance in the amount of \$43,200 for a period of two (2) years.
6. Blackberry Ridge – Performance Bond for Roads, Drainage and Erosion Control located - \$295,000
Recommendation: Reduce to maintenance in the amount of \$250,000 for a period of one (1) year.

7. Falls Grove, Section 6 – Performance Bond for Roads, Drainage and Erosion Control – \$480,000
Recommendation: Reduce to maintenance in the amount of \$250,000 for a period of one (1) year.
8. McDaniel Estates, Section 4 – Performance Bond for Landscaping - \$17,325
Recommendation: Extend in the current amount for a period of six (6) months.
9. McDaniel Estates, Section 4 – Performance Bond for Water (Milcrofton) - \$167,876
Recommendation: Reduce to maintenance in the amount of \$25,181.80 for a period of one (1) year.
10. McDaniel Estates, Section 4 – Maintenance Bond for Water (Milcrofton) - \$25,181.40
Recommendation: Extend in the current amount for a period of one (1) year.
11. McDaniel Estates, Section 4 – Performance Bond for Wastewater Collection System - \$202,800
Recommendation: Defer until the June 2022 meeting.
12. McDaniel Estates, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$693,000
Recommendation: Extend in the current amount for a period of one (1) year.
13. The Mill at Bond Springs, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for a period of one (1) year.
14. Troubadour Amenity Center – Performance Bond for Landscaping - \$5,1000
Recommendation: Extend in the current amount for a period of six (6) months.
15. Troubadour, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$567,000
Recommendation: Extend in the current amount for a period of one (1) year.
16. Troubadour, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$350,000
Recommendation: Extend in the current amount for a period of one (1) year.

Commissioner McCord made a motion to approve the Consent Agenda. Commissioner Richter seconded the motion. The motion was unanimously approved.

OLD BUSINESS:

ITEM 17

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 May 2022 meeting to allow the applicant more time to address Staff comments.

Commissioner Baldree asked for the Voting District to be clarified.

Commissioner Richter made a motion to defer Item 17 per Staff's recommendation. Commissioner Baldree seconded the motion, and the motion passed by unanimous vote.

ITEM 18

CONCEPT PLAN REVIEW FOR NASH RIDGE, 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 May 2022 meeting to allow the applicant more time to address Staff comments.

Commissioner Sanders made a motion to defer Item 18 per Staff's recommendation. Commissioner McCord seconded the motion, and the motion passed by unanimous vote.

ITEM 19

CONCEPT PLAN REVIEW FOR THE HOMES AT MULBERRY MEADOWS, CONTAINING 27 LOTS ON 198.4 ACRES LOCATED OFF TALIAFERRO ROAD IN THE 5TH VOTING DISTRICT (1-2022-202)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended deferral to the May 2022 meeting to allow the applicant more time to address Staff comments.

Commissioner Lothers made a motion to defer Item 19 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by 10-0 vote. Commissioner McCord abstained from this item.

ITEM 20

CONCEPT PLAN REVIEW FOR LITTLE CREEK FARMS, CONTAINING 18 LOTS ON 57.08 ACRES LOCATED OFF WILSON PIKE IN THE 4TH VOTING DISTRICT. (1-2022-203)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended deferral to the May 2022 meeting in order allow additional time to respond to Staff's comments regarding the mitigation of the karst features on site.

Commissioner Richter made a motion to defer Item 20 per Staff's recommendation. Commissioner McCord seconded the motion, and the motion passed by unanimous vote.

ITEM 21

**PRELIMINARY PLAT REVIEW FOR FIDDLERS GLEN, PHASE 2,
CONTAINING 30 LOTS ON 78.71 ACRES LOCATED OFF MURFREESBORO
ROAD IN THE 5TH VOTING DISTRICT (1-2022-304)**

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat. In conjunction with Final Plat consideration, the following items must be addressed:

1. 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;
2. Prior to submittal of the first Final Plat, all off-site roadway improvements to Murfreesboro Road shall be completed to the satisfaction of TDOT (i.e. turn lane improvements);
3. Establishment of a performance bond for roads, drainage and erosion control;
4. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
5. Establishment of a performance bond for the wastewater collection system;
6. Submission of landscaping plans and establishment of a performance bond for landscaping;
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. 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.

Commissioner Rose asked what the required off-site road improvements are. Consultant Richard Houze of SEC stated a left turn lane at the entrance to Section 1 and right turn lane off Highway 96 are required.

Commissioner Baldree asked how many entrances there will be. Mr. Houze indicated there would be two (2), one (1) will be on Highway 96 W and the other through Arrington Ridge Subdivision.

Commissioner Richter made a motion to approve Item 21 per Staff's recommendation. Commissioner McCord seconded the motion, and the motion passed by unanimous vote.

ITEM 22

PRELIMINARY PLAT REVIEW ST. MARLO, PHASE 3 (AKA DUQUETTE PROP), CONTAINING 36 LOTS ON 23.52 ACRES LOCATED OFF GOSEY HILL ROAD IN THE 12TH VOTING DISTRICT (1-2022-305)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Preliminary Plat. In conjunction with Final Plat consideration, the following items must be addressed:

1. 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;
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;
5. Submission of landscaping plans and establishment of a performance bond for landscaping;
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. 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.

Commissioner Lucyshyn asked if the connection from Kelly's Place could be removed. Mr. Heflin indicated that the connection is required and the stub was placed on the plat in the event of future development to the adjacent property.

Commissioner Lothers stated she has had several comments from the public regarding subdivision development. She wanted to make sure that she is telling people correctly, that Conservation Subdivisions are still allowed in the RD-5 district, but they will require larger areas of open space and natural resource protection. Mr. Matteson stated that is correct.

Commissioner Crohan made a motion to approve Item 22 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 23

PRELIMINARY PLAT REVIEW FOR ROBERTSON LARGE LOT EASEMENT SUBDIVISION, CONTAINING 3 LOTS ON 20 ACRES LOCATED OFF HENPECK LANE IN THE 11TH VOTING DISTRICT. (1-2022-306)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended deferral to the May 2022 meeting to allow the applicant more time to address Staff comments.

Commissioner Rose asked where the access would connect to the County Road. Mr. Sweet indicated it would connect to St. James Drive.

Commissioner Richter made a motion to defer Item 23 per Staff's recommendation. Commissioner McCord seconded the motion, and the motion passed by unanimous vote.

ITEM 24

PRELIMINARY PLAT REVIEW FOR PROPERTY OF GENTRY FARM LP, CONTAINING 1 LOT ON 5.00 ACRES LOCATED OFF OLD CHARLOTTE PIKE IN THE 9TH VOTING DISTRICT. (1-2022-307)

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended deferral to the May 2022 meeting to allow the applicant more time to address Staff comments.

Commissioner Crohan made a motion to defer Item 24 per Staff's recommendation. Commissioner Lothers seconded the motion, and the motion passed by unanimous vote.

ITEM 25

FINAL PLAT REVIEW FOR TERRAVISTA, SECTION 1, CONTAINING 48 LOTS ON 63.58 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT (1-2022-400)

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

1. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$1,900,000;
3. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$724,690;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$152,300;
5. Establishment of a Performance Bond for Landscaping in the amount of \$66,550;
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. 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.

Commissioner Rose asked what the lots noted as "Critical Lot" mean. Mr. Andrews stated the lots are required to have a Geotechnical Engineer look at the lots because they have been mass graded and will require an Engineered Site Plan.

Commissioner Baldree asked what landscaping would be required. Consultant Allison Baldwin of T Square Engineering stated there would be landscaping

installed around the buffer areas of Long Lane and wrap around the side to the rear of the property.

Commissioner Lothers asked for more clarification on the "Critical Lot". Mr. Andrews stated it would require additional review by Staff and stamped engineered drawings for the pad certification. Consultant Tim Turner of T Square Engineering acknowledged this finding as well.

Commissioner Rose made a motion to approve Item 25 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 26

FINAL PLAT REVIEW FOR HIGH PARK HILL, SECTION 1, CONTAINING 39 LOTS ON 37.04 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2022-403)

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

1. 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 17.11 of the Zoning Ordinance will need to be met;
2. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
3. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$1,360,000;
4. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$347,580;
5. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater off-site collection system in the amount of \$125,700;
6. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$84,000;
7. Establishment of a Performance Bond for Landscaping in the amount of \$111,400;
8. Execution of Performance Agreements for the above referenced sureties;
9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
10. 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.

Commissioner Baldree asked about the improvements that would be made to Murfreesboro Road. Consultant Brian Holcomb of M2 Group noted there would be right and left turn lanes off Murfreesboro Road.

Commissioner Rose asked about the proposed gates. Mr. Holcomb indicated the developer has not made a final decision if the subdivision will be gated.

Commissioner Rose asked how many Sections will there be. Mr. Holcomb indicated four (4) sections total.

Commissioner Lothers made a motion to approve Item 26 per Staff's recommendation. Commissioner Rose seconded the motion, and the motion passed by unanimous vote.

ITEM 27

ESTABLISHMENT OF A LANDSCAPING BOND FOR LANDSCAPING IMPROVEMENTS FOR 1200 OLD HILLSBORO ROAD ON 8.3 ACRES LOCATED ON OLD HILLSBORO ROAD IN THE 9TH VOTING DISTRICT (5-2022-004)

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Landscaping Bond improvement in the amount of \$90,600.

Commissioner Rose asked when building is projected to begin. Mr. Holmes stated as soon as all requirements, including the posting of this bond are met, building permits can be issued.

Commissioner Lothers asked what the Board of Zoning Appeals approval entailed. Mr. Holmes stated the use is permitted as a Special Use for Multi-Tenant and approval occurred at the March meeting.

Commissioner Crohan made a motion to approve Item 27 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

There being no further business, the meeting was adjourned at approximately 6:08 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MAY 12, 2022.

_____ CHAIRMAN SAMMIE MCCOY