

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF May 12, 2022

MEMBERS PRESENT

Don Crohan
John Lackey
Sammie McCoy
Jessica Lucyshyn
Keith McCord
Sharon Hatcher
Bryan Richter
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

The Williamson County Regional Planning Commission met in regular session Thursday, May 12, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Lane, and Lothers 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 consent agenda was revised on Item 10. Items 27, 29, 30 and 33 have been withdrawn. Mayor Rogers Anderson was present and wished to make remarks.

County Mayor Rogers Anderson, State Senator Jack Johnson and former County Executive Robert Ring recognized John Lackey for nearly 37 years of service. With 10 terms of service to Williamson County. Senator Johnson presented Mr. Lackey with a proclamation honoring Lackey signed by the Governor.

CONSIDERATION OF April 2022 MINUTES:

Commissioner Crohan made a motion to approve the April 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 Retreat, Section 5 – Maintenance Bond for Roads, Drainage and Erosion Control - \$290,000
Recommendation: Extend in the current amount for one (1) year.
4. Daventry, Section 3 – Performance Bond for Landscaping – \$46,600
Recommendation: Extend in the current amount for six (6) months.
5. Daventry, Section 3 – Performance Bond for Water (N/CG) - \$65,000
Recommendation: Extend in the current amount for one (1) year.
6. Daventry, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$370,000
Recommendation: Extend in the current amount for one (1) year.
7. Daventry, Section 3 – Performance Bond for Wastewater Collection System - \$54,000
Recommendation: Extend in the current amount for one (1) year.

8. Enclave at Dove Lake, Section 2 – Performance Bond for Landscaping - \$7,620
Recommendation: Extend in the current amount six (6) months.
9. Enclave at Dove Lake, Section 2 – Performance Bond for Water (N/CG) - \$400,000
Recommendation: Reduce to Maintenance in the amount of \$60,000 for one (1) year.
10. Enclave at Dove Lake, Section 2 – Performance Bond for Roads, Drainage and Erosion - \$1,100,000
Recommendation: Reduce to Maintenance in the amount \$550,000 for a period of one (1) year.
11. Enclave at Dove Lake, Section 2 – Performance Bond for Wastewater Collection System - \$167,000
Recommendation: Reduce to Maintenance in the amount of \$50,100 for a period of two (2) years.
12. Foxen Canyon, Section 1 – Maintenance Bond for Landscaping - \$10,900
Recommendation: Release the bond.
13. Hardeman Springs, Section 1 – Performance Bond for Wastewater Collection System - \$104,000
Recommendation: Reduce to Maintenance in the amount of \$31,200 for a period of two (2) years.
14. Hardeman Springs, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$550,000
Recommendation: Reduce to Maintenance in the amount of \$500,000 for a period of one (1) year.
15. Hardeman Springs, Section 3 – Performance Bond for Wastewater Collection System - \$38,800
Recommendation: Extend in the current amount for one (1) year.
16. Hardeman Springs, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$398,000
Recommendation: Extend in the current amount for one (1) year.
17. Hardeman Springs, Section 3 – Performance Bond for Water (N/CG) - \$150,000
Recommendation: Reduce to Maintenance in the amount of \$22,500 for a period of one (1) year.
18. Hart’s Landmark – Maintenance Bond for Sewer (Berry’s Chapel) - \$20,000
Recommendation: Extend in the current amount for one (1) year.
19. Stephens Valley, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$665,000
Recommendation: Extend in the current amount for one (1) year.
20. The Grove, Section 7 - Maintenance Bond for Roads, Drainage and Erosion Control - \$275,000
Recommendation: Extend in the current amount for one (1) year.
21. Troubadour, Section 6 – Performance Bond for Roads, Drainage and Erosion Control - \$626,000
Recommendation: Extend in the current amount for one (1) year.

22. Troubadour, Section 6 – Maintenance Bond for Water (Milcrofton) - \$34,300
Recommendation: Release the bond.
23. Troubadour, Section 6 – Performance Bond for Wastewater Collection System - \$40,500
Recommendation: Extend in the current amount for one (1) year.
24. Troubadour, Section 7 – Performance Bond for Wastewater Collection System - \$47,250
Recommendation: Extend in the current amount for one (1) year.
25. Troubadour, Section 7 – Maintenance Bond for Water (Milcrofton) - \$52,300
Recommendation: Release the bond.
26. Troubadour, Section 7 – Performance Bond for Roads, Drainage and Erosion Control - \$625,000.
Recommendation: Extend in the current amount for a period of one (1) year.

FINAL PLATS:

ITEM 38

DAVENTRY, SECTION 5, CONTAINING 28 LOTS ON 29.95 ACRES LOCATED OFF TULLOSS ROAD IN THE 4TH VOTING DISTRICT. (1-2022-404)

Staff recommended approval of this Final Plat with the following conditions:

1. Posting of a Performance Bond in the amount of \$1,400,000 for roads, drainage and erosion control;
2. Posting of a Performance Bond in the amount of \$124,420 for water improvements as specified by Milcrofton Utility District;
3. The posting of a Performance Bond in the amount of \$63,000 for the wastewater collection system;
4. The posting of a Performance Bond in the amount of \$74,140 for landscaping improvements;
5. Execution of Performance Agreements for the above referenced sureties;
6. At eighty (80%) percent buildout or as directed by the Williamson County Highway Superintendent, Chase Point Drive will be opened to the adjacent subdivision;
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.

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

OLD BUSINESS:

ITEM 27

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 9TH VOTING DISTRICT (1-2022-300)

This Item was withdrawn.

ITEM 28

CONCEPT PLAN REVIEW FOR NASH RIDGE, CONTAINING 34 LOTS ON 176.51 ACRES LOCATED OFF HILLSBORO ROAD IN THE 8TH VOTING DISTRICT

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

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Prior to submission of the Preliminary Plat, submission of the off-site roadway improvements to Hillsboro Road as specified in the review letter from the County's Traffic Consultant (See Attachment 28-3) to the Tennessee Department of Transportation for review and approval;
3. Prior to submission of the Preliminary Plat, submission of the off-site roadway improvements to Sneed Road as specified in the review letter from the County's Traffic Consultant (See Attachment 28-3) to the County Highway Department for review and approval;
4. Submission of water plans for review and approval by City of Franklin; and
5. Submission of sewer plans for review and approval by Limestone Water Utility Operating Company.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the development, off-site roadway improvements to Hillsboro Road as specified in the review letter from the County's Traffic Consultant (See Attachment 28-3) must be completed to the satisfaction of the Tennessee Department of Transportation;
2. Prior to Final Plat submittal for the first Section of the development, off-site roadway improvements to Sneed Road as specified in the review letter from the County's Traffic Consultant (See Attachment 28-3) must be completed to the satisfaction of the County Highway Superintendent;
3. 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;

4. All plant materials reflected on the approved Landscaping Plan for the reduced open space strip between the proposed lots and the existing rights-of-way of Hillsboro Road, along with any berms, shall be installed prior to the submittal of the applicable Final Plat in which the open space strip appears;
5. Establishment of a performance bond for roads, drainage and erosion control;
6. Establishment of a performance bond for water improvements in favor of City of Franklin, if required;
7. Establishment of a performance bond for sewer improvements in favor of Limestone Water Utility Operating Company, if required;
8. Submission of landscaping plans and establishment of a performance bond for landscaping;
9. Execution of Performance Agreements for the above referenced sureties;
10. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
11. 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 Richter made a motion to approve Item 28 per Staff's recommendation. Commissioner Crohan seconded the motion, and the motion passed by unanimous vote.

ITEM 29

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)

This Item was withdrawn.

ITEM 30

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

This Item was withdrawn.

ITEM 31

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 of this item to the June 2022 Planning Commission meeting.

Commissioner Crohan made a motion to defer Item 31 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 32

PRELIMINARY PLAT REVIEW FOR 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 approval of this Preliminary Plat.

Commissioner Crohan made a motion to approve Item 32 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

NON RESIDENTIAL SITE PLANS:

ITEM 33

NON-TRADITIONAL WASTEWATER SITE PLAN FOR COX-LADD WASTEWATER TREATMENT FACILITY EXPANSION TO SERVE TRIBUTARY SUBDIVISION, CONTAINING 155.45 ACRES OFF COX ROAD IN THE 5TH VOTING DISTRICT.

This Item was withdrawn.

ITEM 34

NON-TRADITIONAL WASTEWATER SITE PLAN FOR MEADOWSIDE WASTEWATER TREATMENT FACILITY (TO SERVE MEADOWSIDE SUBDIVISION), CONTAINING 141.22 ACRES OFF PATTERSON ROAD IN THE 5TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff Report), and Staff recommended approval of this Non-Residential Site Plan with the condition that prior to submittal of the proposed subdivision, a zoning certificate must be obtained for the completed treatment and disposal system.

Prior to issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that said system was constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted the said system and is currently operating same;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the On-Site Treatment and Disposal System in the amount of \$283,000;
5. The posting of a Performance Bond in the amount of \$17,900 for landscaping improvements; and

6. Execution of Performance Agreements for the above referenced sureties

Commissioner Crohan made a motion to approve Item 34 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

PRELIMINARY PLATS:

ITEM 35

PRELIMINARY PLAT REVIEW FOR HAVEN STAR HOLLOW, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 66.43 ACRES LOCATED OFF PEWITT ROAD IN THE 1ST VOTING DISTRICT.

Mr. Sweet reviewed the background (see Staff Report), and Staff recommended deferral of this item to the June 2022 Planning Commission Meeting.

Commissioner Richter made a motion to defer Item 35 per Staff's recommendation. Commissioner Sanders seconded the motion, and the motion passed by unanimous vote.

ITEM 36

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 8 (REVISED), CONTAINING 40 LOTS ON 10.82 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT.

, which must be addressed in conjunction with Final Plat consideration:

1. Establishment of performance bonds for roads, drainage and erosion control;
2. Establishment of a performance bond for water and sewer improvements in favor of Harpeth Valley Utilities District;
3. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
4. 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 Sanders made a motion to approve Item 36 per Staff's recommendation. Commissioner Crohan seconded the motion, and the motion passed by unanimous vote.

ITEM 37

PRELIMINARY PLAT REVIEW FOR STEPHENS VALLEY, PHASE 11, CONTAINING 7 LOTS ON 1.57 ACRES LOCATED OFF SNEED ROAD IN THE 8TH VOTING DISTRICT.

Mr. Matteson reviewed the background (see Staff Report), and Staff recommended deferral of this item to the June 2022 Planning Commission Meeting.

Commissioner Crohan made a motion to defer Item 37 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by unanimous vote.

ITEM 38

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FINAL PLATS:

ITEM 39

Commissioner Hatcher recused herself on item 39.

FINAL PLAT REVIEW FOR ST. MARLO, SECTION 1, CONTAINING 45 LOTS ON 80.04 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT

Mr. Holmes reviewed the background (see Staff Report). 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 \$1,300,000. This is a reduced amount based on work completed;
3. Establishment of a Performance Bond for water improvements in favor of Milcrofton Utility District in the amount of \$332,360;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the wastewater collection system in the amount of \$151,300;
5. Establishment of a Performance Bond for Landscaping in the amount of \$89,800;
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 Crohan made a motion to approve Item 39 per Staff's recommendation. Commissioner Richter seconded the motion, and the motion passed by seven to zero.

CLOSED SESSION:

Citizens for Old Natchez Trace v. Williamson County,
Williamson County Chancery Court Docket No. 21CV-50980

Chairman Sammie McCoy called the meeting back into open session.

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 JUNE 9, 2022.