

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 8, 2022

MEMBERS PRESENT

John Lackey
Don Crohan
Robin Baldree
Steve Lane
Rhonda Rose
Eddie Sanders

STAFF PRESENT

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
Lania Escobar, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, September 8, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Lucyshyn, McCord, McCoy and Richter were unable to attend.

Vice Chairman Crohan called the meeting to order and took Roll Call. A quorum was present.

Vice Chairman Crohan asked if there were any announcements. Mike Matteson noted that microphones are a bit touchy, so please speak closely to them and also please verbalize your motions for the record. There is a request for a Non-Agenda item and asked for a motion in order for this to be added to the end of the agenda. He also noted a revised Staff Report for Item 19 and Items 32, 33, and 41 have been withdrawn. Mr. Matteson also mentioned a meeting for the Growth Planning Advisory Group will be Tuesday, September 13th, 2022 at the Enrichment Center at 8:30 a.m.

A motion was made by Commissioner Sanders to hear the Non-Agenda item, seconded by Commissioner Baldree. The motion was unanimously approved.

CONSIDERATION OF AUGUST 2022 MINUTES:

Commissioner Baldree made a motion to approve the August 11, 2022 Minutes. Commissioner Rose seconded the motion. The motion was unanimously approved.

CONSENT AGENDA:

Vice Chairman Crohan asked if any of the Commissioners would like to consider an Item for separate discussion from the Consent Agenda. No commissioners requested an item for separate discussion.

3. Arrington Ridge, Section 2 – Maintenance Bond for Water (Milcrofton) - \$47,600
Recommendation: Release the Bond.
4. Belle Vista, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Release the Bond.
5. Enclave at Dove Lake Amenity Center – Performance Bond for Landscaping - \$8,200
Recommendation: Reduce to Maintenance in the amount of \$2,500 for six (6) months.

6. Falls Grove, Section 7 – Maintenance Bond for Roads, Drainage and Erosion Control – \$275,000
Recommendation: Extend in the current amount for one (1) year.
7. Farms at Clovercroft, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000
Recommendation: Extend in the current amount for one (1) year.
8. Foxen Canyon, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.
9. Foxen Canyon, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$271,000
Recommendation: Extend in the current amount for one (1) year.
10. Foxen Canyon, Section 2 – Maintenance Bond for Sewer (Harpeth WW) - \$67,400
Recommendation: Release the bond.
11. The Gathering at 840 Church – Performance Bond for Landscaping - \$88,600
Recommendation: Extend in the current amount for eight (8) months.
12. Hardeman Springs, Section 4 – Performance Bond for Wastewater Collection System - \$63,600
Recommendation: Extend in the current amount for one (1) year.
13. Hardeman Springs, Section 4 – Performance Bond for Water (N/CG) - \$235,000
Recommendation: Reduce to Maintenance in the amount of \$35,250 for one (1) year.
14. Hardeman Springs, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$368,000
Recommendation: Extend in the current amount for one (1) year.
15. King’s Chapel, Section 11 – Maintenance Bond for Water (Milcrofton) - \$39,900
Recommendation: Release the bond.
16. LDR Stables – Performance Bond for Landscaping - \$17,500
Recommendation: Defer until December 2022 meeting.
17. Lookaway Farms, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$963,000
Recommendation: Reduce to Maintenance in the amount of \$480,000 for a period of one (1) year.
18. Lookaway Farms, Section 2 – Maintenance Bond for Water (Milcrofton) - \$31,362
Recommendation: Release the bond.
19. Lookaway Farms, Section 2 – Performance Bond for Wastewater Collection System - \$82,400
Recommendation: Convert to Maintenance in the amount of \$24,720 for a period of two (2) years.
20. Lookaway Farms, Section 2 – Performance Bond for Landscaping - \$64,185
Recommendation: Reduce to Maintenance in the amount of \$19,250 for six (6) months.

21. McDaniel Estates, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$550,000
Recommendation: Reduce to Maintenance in the amount of \$450,000 for a period of one (1) year.
22. McDaniel Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$430,000
Recommendation: Extend in the current amount for one (1) year.
23. Nolen Hills Church of Christ – Performance Bond for Landscaping - \$80,500
Recommendation: Extend in the current amount for eight (8) months.
24. Southall Rural Retreat – Performance Bond for Landscaping - \$77,500
Recommendation: Reduce to Maintenance in the amount of \$23,250 for six (6) months.
25. Southall Rural Retreat Wastewater Area – Performance Bond for Landscaping - \$29,645
Recommendation: Extend in the current amount for eight (8) months.
26. Stephens Valley, Section 7 – Performance Bond for Roads, Drainage and Erosion Control - \$480,000
Recommendation: Extend in the current amount for one (1) year.
27. Stephens Valley, Section 7 – Performance Bond for Water (Harpeth Valley) - \$75,046.20
Recommendation: Release the bond.
28. Stephens Valley, Section 7 – Performance Bond for Sewer (Harpeth Valley) - \$71,119.80
Recommendation: Release the bond.
29. Swanson Ridge, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$521,000
Recommendation: Extend in the current amount for one (1) year.
30. Troubadour, Section 3 – Performance Bond for Wastewater Collection System - \$87,750
Recommendation: Defer until the November 2022 meeting.
31. Waterleaf, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.

FINAL PLATS:

ITEM 43

FINAL PLAT REVIEW FOR TERRAVISTA, SECTION 2, CONTAINING 50 LOTS ON 67 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT (1-2022-418)

Staff recommended 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. Establishment of a Performance Bond for roads, drainage and erosion control in the amount of \$1,600,000;

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 \$161,000;
5. Establishment of a Performance Bond for Landscaping in the amount of \$30,500;
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 Lackey made a motion to approve the Consent Agenda. Commissioner Rose seconded the motion. The motion was unanimously approved.

OLD BUSINESS:

ITEM 32

PRELIMINARY PLAT REVIEW FOR ARRINGTON WOODS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 34.72 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT. (1-2022-318)

This item was withdrawn.

ITEM 33

PRELIMINARY PLAT REVIEW FOR WILDER SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 46.48 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT. (1-2022-319)

This Item was withdrawn.

ITEM 34

PRELIMINARY PLAT REVIEW FOR THE ARBORS AT LEIPERS BLUFF SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 42.06 ACRES LOCATED OFF HARGROVE ROAD IN THE 1ST VOTING DISTRICT (1-2022-321).

Mr. Sweet reviewed the background (see Staff Report), recommending approval of this Preliminary Plat with 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; and
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to submittal of the Final Plat.

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

ITEM 35

PRELIMINARY PLAT REVIEW FOR SHADY TREE ACRES (FORMERLY FIREFLY FARMS), LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 39.39 ACRES LOCATED OFF DUPLEX ROAD IN THE 2ND VOTING DISTRICT (1-2022-322).

Mr. Sweet reviewed the background (see Staff Report), recommending approval of this Preliminary Plat with 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; and
3. Driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements, prior to submittal of the Final Plat.

Commissioner Lane made a motion to approve based on Staff's recommendation. Commissioner Baldree seconded the motion. The motion was unanimously approved.

ITEM 36

PRELIMINARY PLAT REVIEW FOR HIGHLANDS AT LEIPERS FORK NORTH, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 54.43 ACRES LOCATED OFF FLOYD ROAD IN THE 9TH VOTING DISTRICT (1-2022-323).

Mr. Sweet reviewed the background (see Staff Report), recommending deferral of this item until the November 2022 meeting.

Commissioner Baldree made a motion to approve based on Staff's recommendation. Commissioner Rose seconded the motion. The motion was unanimously approved.

ITEM 37

PRELIMINARY PLAT REVIEW FOR HIGHLANDS AT LEIPERS FORK SOUTH, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 40.08 ACRES LOCATED OFF FLOYD ROAD IN THE 9TH VOTING DISTRICT (1-2022-324).

Mr. Sweet reviewed the background (see Staff Report), recommending deferral of this item until the November 2022 meeting.

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

PUBLIC HEARINGS:

ITEM 38

CONCEPT PLAN REVIEW FOR MEADOWSIDE SUBDIVISION, CONTAINING 167 LOTS ON 141.22 ACRES LOCATED OFF PATTERSON ROAD IN THE 5TH VOTING DISTRICT. (1-2022-206)

Mr. Matteson reviewed the background (see Staff Report), recommending approval of this Concept Plan if a variance of Section 3.04 (D) of the Subdivision Regulations which, among other things, specifies that "no filling whatsoever is allowed within the 100-year floodplain is approved, 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 Engineer. Such will include all off-site improvements as recommended in the TIA review letter from the County's traffic consultant (See Attachment 38-3) as well as plans for raising Patterson Road from the westernmost site entrance to Horton Highway to meet requirements of the Stormwater Regulations and Highway Department. Plans for all off-site improvements must be approved by Williamson County Highway Department prior to Preliminary Plat submittal. These plans also must demonstrate no adverse impact to flood elevations on adjoining properties;
2. Submission of water plans for review and approval by Nolensville-College Grove Utility District; and
3. Submission of applicable construction plans for required wastewater disposal facilities to TDEC, the County's consultant, and staff.

The Final Plat must address the following:

1. Prior to Final Plat submittal for the first Section of the proposed subdivision, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a. A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b. 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;
 - c. A letter from the owner/utility provider indicating that it has accepted said system and is currently operating same;
 - d. The posting of a Performance Bond in the amount of \$283,000 for said system as specified by the County's wastewater consultant; and
 - e. The posting of a Performance Bond in the amount of \$17,900 for landscaping improvements.
2. Prior to Final Plat submittal, all off-site roadway improvements must be completed to the satisfaction of the Williamson County Highway Superintendent and the Tennessee Department of Transportation (TDOT);

3. In conjunction with Final Plat submittal, the applicant shall submit HOA documents for review and approval by the County Attorney's office. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
4. Establishment of a performance bond for roads, drainage and erosion control;
5. Establishment of a performance bond for water improvements in favor of Nolensville-College Grove Utility District;
6. Establishment of a performance bond for the wastewater collection system;
7. Submission of landscaping plans and establishment of a performance bond for landscaping;
8. Submission 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.

Mr. Matteson added that the off-site road improvements will also have to be reviewed by TDOT and requested this review by TDOT be added to the motion. He also noted that several comments were received via email from the public, and were provided to the Commission.

Commissioner Crohan opened the public hearing.

Justin Braden, 8252 Patterson Road, stated his concerns regarding the wet weather creek along his property; when it rains, water backs up due to inadequate culvert size. If the road is raised, he felt that the culvert sizes would need to be increased to carry the additional water. The southern neighbors on Patterson Road already flood and would like make sure this is considered when raising Patterson Road. Also, the traffic at Patterson Road and Horton Highway is currently a dangerous intersection and it would be nice if a light could be installed to allow for safe exiting off Patterson Road.

Brad Jennings, 8209 Atwood Lane, echoed Mr. Braden's comments, but also asked about the Wastewater System that would be installed adjacent to the creek. Would there be odors or issues with effluent leaking into the creek?

There being no other comments Vice Chairman Crohan closed the public hearing.

Commissioner Baldree stated the traffic at Patterson Road and Horton Hwy is an issue, due to the amount of traffic and speed on Horton Hwy. She added that she has concerns with raising Patterson Road because of the potential effect to surrounding properties.

Floyd Heflin indicated this is not a mapped FEMA flood area, however the applicant has done a Flood Study in the area. Mark Lee, Site Engineering Consultants, stated the road would only need to be raised a matter of inches. Mr. Heflin added when they submit the construction plans for Patterson Road, they will have to show they are not increasing the flood impact on any adjacent properties.

Commissioner Rose asked what redress would be available if the flooding increased after the road work was done. Mr. Heflin stated that all creeks flood, that is why the

applicant will have to do studies showing what it is now versus what it will be after completion. These design documents will be required after Concept Plan approval.

Commissioner Rose asked if there was a way to take care of current flooding issues. Mr. Heflin stated what was happening involves the current road and he could not speak for the Highway Department, and current issues could not be addressed without doing work to the existing road.

Commissioner Sanders asked if their model took into consideration the additional request due to rooftops and asphalt. Mr. Heflin indicated they are showing detention ponds at the entrance of the subdivision and they should slow down the flow of water entering into the creek and flood prone areas.

Commissioner Crohan asked when the model was presented at the next submittal would the Commission be able to make adequate changes if it showed there was an increase in flood elevations on surrounding properties. Mr. Heflin stated they would not bring this item back to the Board if the model showed an increase in additional elevations on neighboring properties.

Commissioner Baldree asked how far east and west would the road improvements go. Mr. Lee stated the improvements would only go to the eastern line of this development. Mr. Heflin added that the Highway Department would also look at the construction plans and would approve the road improvements.

Commissioner Lackey if a flood study has been done. Mr. Heflin stated the FEMA study stopped at the Harpeth River, and every creek is prone to flood, however the applicant has done the same study that FEMA would require. Commissioner Lackey asked if it would be corrected before they resubmit. Mr. Heflin indicated they would not be allowed to proceed unless they can show a no-rise elevation in current flood stages.

Commissioner Baldree asked for clarification on improvements to Patterson Road at Horton Highway. Mark Lee indicated that sheet C.02 (see plans) shows the improvements being made. Mark Lee added that Patterson Road would be pulled south approximately a lane width to help with sight distance. Commissioner Baldree just reiterated her concerns with needed improvements to Horton Hwy and Patterson Road. Mr. Matteson stated those concerns were required to be addressed.

Commissioner Rose asked if it is possible for TDOT to redesign that intersection. Mr. Matteson stated he was not aware of any redesign to that intersection, but the improvements that KCI have required would address the sight distance concerns.

Michael Natelli, Natelli Properties, LLC, stated that as the Commission talks about current roadway issues, these issues would not be addressed if the project was not being proposed. The project will address all these concerns and also the existing Patterson Road flood issues.

Commissioner Rose made a motion to approve the Concept Plan based on Staff's recommendation and also to grant approval of the variance request. Commissioner Baldree seconded the motion. The Motion was unanimously approved.

ITEM 39

AMENDMENTS TO ARTICLES 11 AND 23 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING REVISIONS TO EXISTING STANDARDS AND PROCEDURES FOR TELECOMMUNICATIONS TOWERS AND ADDING STANDARDS AND PROCEDURES RELATED TO SMALL-CELL TOWERS (6-2022-606)

Mrs. Kristi Ransom reviewed the background (see Staff Report), and recommended approval of this Text Amendment and that the attached Resolution be forwarded to the County Commission for adoption. Mrs. Ransom added that if the Commission chooses to approve the Resolution, she recommended that the effective date should be revised to January 1, 2023 and be made as part of the motion.

Vice Chairman Crohan opened and closed the public hearing, as there was no one present to speak.

Commissioner Sanders made a motion to approve based on Staff's recommendation with the revised effective date of January 1, 2023. Commissioner Rose seconded the motion. The Motion was unanimously approved.

PRELIMINARY PLAT

ITEM 40

PRELIMINARY PLAT REVIEW ARBORS AT ARBOR TRAIL SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 174.98 ACRES LOCATED OFF HARGROVE ROAD IN THE 1ST VOTING DISTRICT. (1-2022-325)

Mr. Sweet reviewed the background (see Staff Report), recommending deferral of this item until the October 2022 meeting.

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

FINAL PLAT

ITEM 41

PRELIMINARY PLAT REVIEW THE GROVE PHASE 13, CONTAINING 8 LOTS ON 6.91 ACRES LOCATED OFF ARNO ROAD IN THE 2ND VOTING DISTRICT. (1-2022-420)

This item was withdrawn.

ITEM 42

FINAL PLAT REVIEW FOR FALLS GROVE SECTION 3 (REVISION) TO OPEN SPACE LOT B AND ROW, CONTAINING ZERO (0) LOTS ON 6.594 ACRES LOCATED OFF FALLS GROVE IN THE 5TH VOTING DISTRICT. (1-2022-417)

Mr. Holmes reviewed the background (see Staff Report) stating the Final plat is in order, and recommended approval. Mr. Holmes indicated this Item does not contain any lots, coring the information on the agenda.

Commissioner Baldree made a motion to approve based on Staff's recommendations. Commissioner Sanders seconded the motion. The motion was unanimously approved.

ITEM 43

FINAL PLAT REVIEW FOR TERRAVISTA, SECTION 2, CONTAINING 50 LOTS ON 67 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT. (1-2022-418)

On Consent Agenda

NON-AGENDA ITEM 44

RESOLUTION ACCEPTING FOREST DRIVE AS A PART OF THE WILLIAMSON COUNTY ROAD SYSTEM FOR MAINTENANCE BY THE COUNTY HIGHWAY DEPARTMENT

Mr. Matteson reviewed the background (see Staff Report), and recommended approval of this Resolution (44-1) and that it be forwarded to the County Commission for adoption.

Commissioner Sanders made a motion to approve based on Staff's recommendations. Commissioner Rose seconded the motion. The motion was unanimously approved.

There being no further business, the meeting was adjourned at approximately 6:37 p.m.

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

Chairman