

MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF OCTOBER 13, 2022

MEMBERS PRESENT

John Lackey
Don Crohan
Robin Baldree
Steve Lane
Rhonda Rose
Eddie Sanders
Sharon Hatcher
Sammie McCoy
Bryan Richter
Keith McCord

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Lincoln Sweet, Planner
Charlie Waldrop, Planning Technician
Debbie Smith, Admin. Office Manager
Jamie Bowen, Administrative Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, October 13, 2022 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Clifford and Lucyshyn were unable to attend.

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

Chairman McCoy asked if there were any announcements. Mike Matteson introduced Charlie Waldrop who is the departments new Planning Technician and noted that Items 22, 23 and 24 were withdrawn.

CONSIDERATION OF SEPTEMBER 2022 MINUTES:

Commissioner Crohan made a motion to approve the September 8, 2022 Minutes. 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. Hearing none, the Consent Agenda was taken as a whole.

Commissioner Keith McCord recused himself from the Consent Agenda.

3. Falls Grove, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$250,000
Recommendation: Defer to the December 2022 meeting.
4. Falls Grove, Section 5 – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000
Recommendation: Extend in the current amount for one (1) year, with a review in six (6) months.
5. King’s Chapel, Section 8 – Performance Bond for Wastewater Collection System – \$132,500
Recommendation: Reduce to maintenance in the amount of \$39,750 for a period of two (2) years.
6. King’s Chapel, Section 9 – Performance Bond for Water (Milcrofton) - \$87,100
Recommendation: Release the bond.

7. King's Chapel, Section 9 – Performance Bond for Roads, Drainage and Erosion Control - \$550,000
Recommendation: Extend in the current amount for one (1) year.
8. King's Chapel, Section 10 – Performance Bond for Wastewater Collection System - \$17,500
Recommendation: Reduce to maintenance in the amount of \$5,250 for a period of two (2) years.
9. King's Chapel, Section 11 – Performance Bond for Wastewater Collection System - \$77,500
Recommendation: Reduce to maintenance in the amount of \$23,250 for a period of two (2) years.
10. McDaniel Farms, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$426,000
Recommendation: Extend in the current amount for one (1) year.
11. Ramsey Farms – Performance Bond for Landscaping - \$11,200
Recommendation: Defer to the January 2023 meeting.
12. The Grove, Section 7 - Maintenance Bond for Roads, Drainage and Erosion Control - \$275,000
Recommendation: Release the bond.
13. The Grove, Section 8 - Maintenance Bond for Roads, Drainage and Erosion Control - \$100,000
Recommendation: Release the bond.
14. The Grove, Section 12 – Performance Bond for Wastewater Collection System - \$20,300
Recommendation: Extend in the current amount for one (1) year.
15. The Grove, Section 13 – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.
16. Troubadour, Section 4 – Performance Bond for Wastewater Collection System - \$74,250
Recommendation: Extend in the current amount for one (1) year.
17. Troubadour, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$520,000
Recommendation: Extend in the current amount for one (1) year.
18. Vineyard Valley, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$325,000
Recommendation: Extend in the current amount for one (1) year.
19. Vineyard Valley, Section 3 - Performance Bond for Roads, Drainage and Erosion Control - \$637,000
Recommendation: Extend in the current amount for one (1) year, with a review in six (6) months.
20. Vineyard Valley, Section 3 - Performance Bond for Wastewater Collection System - \$80,600
Recommendation: Extend in the current amount for one (1) year.

Commissioner Crohan made a motion to approve the Consent Agenda as presented. Commissioner Baldree seconded the motion. The motion was unanimously approved, with Commissioner McCord recused.

OLD BUSINESS:

ITEM 21

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), recommended 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. Prior to submittal of the Final Plat, provide a letter from the water provider either stating the water lines are installed and functioning or listing a Performance Bond amount for water improvements;
3. A Land Disturbance Permit must be obtained for the overall development; and
4. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements.

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

PUBLIC HEARINGS:

ITEM 22

ZONING ORDINANCE AMENDMENT REGARDING OPEN SPACE IN CONSERVATION SUBDIVISIONS (6-2022-607).

This Item was withdrawn.

ITEM 23

ZONING ORDINANCE AMENDMENT REGARDING NON-TRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEMS (6-2022-608).

This Item was withdrawn.

ITEM 24

AMENDMENT TO ARTICLE 11 OF THE WILLIAMSON COUNTY ZONING ORDINANCE REGARDING SETBACKS FOR ACCESSORY STRUCTURES IN PLATTED SUBDIVISIONS (6-2022-609).

This Item was withdrawn.

NON-RESIDENTIAL SITE PLANS:

ITEM 25

NON-RESIDENTIAL SITE PLAN FOR ST. MARLO AMENITY CENTER CONTAINING 19.83 ACRES LOCATED OFF LONG LANE IN THE 12TH VOTING DISTRICT (5-2022-010)

Commissioner Hatcher recused herself for this item.

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Non-Residential Site Plan with the following conditions:

1. Per the recommendation of the County's Wastewater Consultant, the posting of a Performance Bond for the Collection System in the amount of \$3,400;
2. Posting of a Performance Bond for landscaping improvements in the amount of \$21,100; and
3. Execution of a Performance Agreement for the above referenced surety.

Commissioner Rose asked if there are plans for any other amenities. Mr. Holmes stated it was his understanding there are no other amenities planned.

Commissioner Crohan made a motion to approve based on Staff's recommendation. Commissioner Richter seconded the motion. The motion was unanimously approved, with Commissioner Hatcher recused.

ITEM 26

NON-RESIDENTIAL SITE PLAN FOR WILLIAMSON COUNTY RECOVERY FACILITY, CONTAINING 386 ACRES LOCATED OFF PINWOOD ROAD IN THE 1ST VOTING DISTRICT (5-2022-011).

Mr. Holmes reviewed the background (see Staff Report), recommending approval of this Non-Residential Site Plan.

Commissioner Baldree asked if this facility is located on the existing landfill property. Mr. Holmes stated it was within the existing property.

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

PRELIMINARY PLATS

ITEM 27

PRELIMINARY PLAT REVIEW FOR STARNES CREEK, PHASE 2, CONTAINING 18 LOTS ON EIGHT (8) ACRES LOCATED OFF MEEKS ROAD IN THE 5TH VOTING DISTRICT (1-2022-330).

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

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 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.

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

ITEM 28

Commissioner McCord recused himself from this Item.

PRELIMINARY PLAT REVIEW FOR THE HOMES AT MULBERRY MEADOWS, CONTAINING 27 LOTS ON 198.4 ACRES LOCATED OFF TALIAFERRO ROAD IN THE 5TH VOTING DISTRICT (1-2022-331)

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

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 the said system and is currently operating same;
 - d. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond in the amount of \$100,200 for the said system;
 - e. The posting of a Performance Bond in the amount of \$55,500 for landscaping improvements; and
 - f. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.
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. Establishment of a performance bond for roads, drainage and erosion control;
4. Dedication of a right-of-way of twenty-five (25) feet off the center line Taliaferro Road;
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. 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 Crohan made a motion to approve based on Staff's recommendations. Commissioner Richter seconded the motion. The motion was unanimously approved, with Commissioner McCord recused.

ITEM 29

PRELIMINARY PLAT REVIEW FOR REEDS VALE, PHASE 2, CONTAINING 58 LOTS ON 60.9 ACRES LOCATED OFF LAMPKINS BRIDGE ROAD IN THE 5TH VOTING DISTRICT (1-2022-332)

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

1. Prior to Final Plat submittal for the first Section of the development, off-site roadway improvements recommended by the County's Traffic Engineering Consultant, i.e. the deceleration lanes at both entrances to the development, must be completed to the satisfaction of the County Highway Superintendent;
2. 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 \$320,500 for the treatment and disposal system as specified by the County's wastewater consultant;
 - e. The posting of a Performance Bond in the amount of \$29,100 for landscaping improvements as it relates to the referenced Nontraditional Wastewater Treatment and Disposal System; and
 - f. Execution of Performance Agreements for the above referenced sureties as they relate to the Nontraditional Wastewater Treatment and Disposal System.

3. Per the recommendation of the County's Traffic Engineering Consultant, no more than sixty-three (63) lots may receive Final Plat approval per year, beginning on the date of Concept Plan approval, which is June 10, 2021. This number may be adjusted based on changes to TDOT's projected completion schedule for the widening of Highway 96;
4. 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;
5. Establishment of a performance bond for roads, drainage and erosion control;
6. Establishment of a performance bond for water improvements in favor of Milcrofton Utility District;
7. Establishment of a performance bond for the wastewater collection system;
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 Crohan made a motion to approve based on Staff's recommendations. Commissioner McCord seconded the motion. The motion was unanimously approved.

FINAL PLAT

ITEM 30

FINAL PLAT REVIEW FOR DAVENTRY, SECTION 5 (RE-APPROVAL), CONTAINING 28 LOTS ON 29.95 ACRES LOCATED OFF TULLOSS ROAD IN THE 4TH VOTING DISTRICT (1-2022-421)

Mr. Holmes reviewed the background (see Staff Report) recommending re-approval 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 of the entire development 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 Rose asked if this was the last Section for this development. Mr. Homes stated it was the last, however Section 4's approval has also lapsed and will be on the November agenda for re-approval.

Commissioner Rose asked when Chase Point Drive would be opened. Mr. Holmes indicated it would be opened at 80% buildout for the entire development.

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

ITEM 31

2023 PLANNING COMMISSION SUBMISSION SCHEDULE/MEETING SCHEDULE

Mr. Matteson reviewed the background (see Staff Report), and recommended approval.

Commissioner Rose indicated the dates seem to be off by one (1) day. Mr. Matteson recommended we bring this back at the November meeting.

No Action required.

There being no further business, the meeting was adjourned at approximately 5:57 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON NOVEMBER 10, 2022.

Chairman