

MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF February 9, 2023

MEMBERS PRESENT

Sammie McCoy  
Don Crohan  
John Lackey  
Sharon Hatcher  
Jessica Lucyshyn  
Keith McCord  
Rhonda Rose  
Eddie Sanders  
Stephen Lane  
Bryan Richter

STAFF PRESENT

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
William Andrews, Assistant to County Engineer  
Lincoln Sweet, Planner  
Charlie Waldrop, Planning Technician  
Debbie Smith, Admin. Office Manager  
Lania Escobar, Planning Assistant  
Julie Wilkerson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, February 9, 2023, at 5:30 p.m., in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree and Clifford were not able to attend.

Chairman McCoy called the meeting to order and took Roll Call. A quorum was present. (At this time, Commissioner Lucyshyn arrived.)

Chairman McCoy asked if there were any announcements.

Mike Matteson referenced a request for a Non-Agenda Item for Starnes Creek, Section 1, located off Meeks Road, which is up for Final Plat Review (Reapproval). Mr. Matteson noted that the control point, which was the basis of the survey was off, shifting everything just a few feet, which merits another review/reapproval.

Chairman McCoy asked for discussion or a motion regarding the Non-Agenda Item. Commissioner Crohan made a motion to approve the inclusion of the Non-Agenda Item as part of the Agenda. Commissioner Hatcher seconded the motion. The motion was unanimously approved. The Non-Agenda Item will be identified as Item 19.

**CONSIDERATION OF JANUARY 2023 MINUTES:**

Chairman McCoy asked if there were any comments on the January 12, 2023 Minutes. Hearing none, he called for a motion. Commissioner Crohan made a motion to approve the January 12, 2023 Minutes. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

**CONSENT AGENDA:**

Commissioner Hatcher recused herself from the Consent Agenda discussion and vote.

Chairman McCoy asked if anyone wanted to remove an Item from the Consent Agenda for separate consideration. Hearing none, Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve the Consent Agenda. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**BONDS:**

3. Currey Ingram Academy – Performance Bond for Wastewater Treatment and Disposal System - \$90,000. Recommendation: Extend in the current amount for one (1) year.

4. Hart's Landmark – Maintenance Bond for Water (City of Franklin) – \$20,600. Recommendation: Extend in the current amount for one (1) year.
5. High Park Hill Wastewater System – Performance Bond for Wastewater Treatment and Disposal System - \$381,600. Recommendation: Extend in the current amount for one (1) year.
6. High Park Hill Wastewater System – Performance Bond for Landscaping - \$12,400. Recommendation: Extend in the current amount for six (6) months.
7. Lookaway Farms, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$375,000. Recommendation: Extend in the current amount for one (1) year.
8. Long Lane Wastewater System – Performance Bond for Landscaping - \$75,700. Recommendation: Reduce to maintenance in the amount of \$22,710 for six (6) months.
9. Long Lane Wastewater – Performance Bond for Wastewater Treatment and Disposal System - \$283,000. Recommendation: Convert to maintenance in the current amount for a period of two (2) years.
10. McDaniel Estates, Section 3 – Performance Bond for Wastewater Collection System - \$182,000. Recommendation: Reduce to maintenance in the amount of \$54,600 for a period of two (2) years.
11. Terravista Wastewater System - Performance Bond for Wastewater Treatment and Disposal System - \$120,000. Recommendation: Convert to maintenance in the current amount for a period of two (2) years.
12. The Grove, Section 14 – Performance Bond for Wastewater Collection System - \$214,800. Recommendation: Reduce to maintenance in the amount of \$64,440 for a period of two (2) years.
13. The Grove, Section 15 – Performance Bond for Roads, Drainage and Erosion Control - \$2,206,000. Recommendation: Reduce to maintenance in the amount of \$975,000 for one (1) year.

**OLD BUSINESS:**

**ITEM 14**

**PRELIMINARY PLAT REVIEW FOR THE GRACE LYNN NEELY PROPERTY, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FOUR (4) LOTS ON 35.61 ACRES, LOCATED OFF SPANNTOWN ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-302).**

Mr. Sweet reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Richter made a motion to defer Item 14 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

Chairman McCoy recused himself from Item 15, turning the meeting over to Vice-Chairman Crohan to chair.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 15**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR SOUTHPOINTE COMMUNITY CHURCH, CONTAINING 114.50 ACRES, LOCATED OFF NOLENSVILLE ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2023-002).**

Mr. Holmes reviewed the background (see Staff Report), recommending approval with the following Staff Recommendations:

1. All recommendations specified in the attached letter from the County's Traffic Consultant (See Attachment 15-4), must be in place prior to the issuance of a Certificate of Occupancy for buildings within the corresponding Phase of the project;
2. Prior to the issuance of a Certificate of Occupancy for the buildings associated with Phase 1, a Zoning Certificate must be obtained for the completed Non-Traditional Wastewater Treatment and Disposal System. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
  - a) A letter from the Tennessee Department of Environment and Conservation (TDEC) indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
  - b) A letter from the owner/utility provider indicating that it has accepted the said system and is currently operating same;
  - c) As-built drawings showing the location of all system components and a sealed Certification Letter from the design engineer stating that the system was constructed in accordance with the approved construction plans and specifications; and
  - d) 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 \$66,000.
3. Prior to the submission of Building Permit applications, the posting of a Performance Bond for Landscaping Improvements in the amount of \$55,000;
4. Submittal to, and approval by, the County Engineer for the stormwater calculations and the grading and drainage plan prior to issuance of a Land Disturbance Permit;
5. Execution of a Performance Agreements for the above-referenced sureties;
6. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
7. All signage must be approved per Ordinance Requirements.

Vice-Chairman Crohan asked the applicant to come forward to address any questions commissioners might have. Mr. Nyquist appeared and had no additions or changes to Staff Recommendations.

Vice-Chairman Crohan asked for a motion. Commissioner McCord made a motion to approve Item 15 per Staff Recommendation. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

Vice-Chairman Crohan then returned chairmanship back to Chairman McCoy.

**CONCEPT PLANS:**

**ITEM 16**

**CONCEPT PLAN REVIEW FOR WEST HARPETH RANCH, CONTAINING THIRTY-SEVEN (37) LOTS ON 113.36 ACRES, LOCATED OFF WEST HARPETH ROAD, IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2023-203).**

Mr. Matteson reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer Item 16 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

**PRELIMINARY PLATS:**

**ITEM 17**

**PRELIMINARY PLAT REVIEW FOR STONE RIDGE SUBDIVISION, LARGE LOT EASEMENT SUBDIVISION, CONTAINING FIVE (5) LOTS ON 63.94 ACRES, LOCATED OFF HARPETH SCHOOL ROAD, IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2023-303).**

Mr. Sweet reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer Item 17 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**OTHER:**

**ITEM 18**

**PRELIMINARY SKETCH PLAN REVIEW (REVISED) FOR TEMPLE HILLS, INCLUSIVE OF SECTION 17, CONTAINING THIRTY-SIX (36) TOWNHOUSE UNITS ON 13.34 ACRES, LOCATED OFF TEMPLE ROAD, IN THE 8<sup>TH</sup> VOTING DISTRICT (1-2023-202).**

Mr. Horne reviewed the background (see Staff Report), recommending deferral to the March 2023 Planning Commission meeting.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer Item 18 to the March 2023 meeting per Staff Recommendation. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

**NON-AGENDA ITEM 19**

**FINAL PLAT REVIEW (REAPPROVAL) FOR STARNES CREEK, SECTION 1, CONTAINING EIGHTEEN (18) LOTS ON 75.61 ACRES, LOCATED OFF MEEKS ROAD, IN 5<sup>TH</sup> VOTING DISTRICT (1-2022-410).**

Mr. Holmes reviewed the background (see Staff Reports), recommending approval with the following Recommendations:

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 \$1,200,000. This is a reduced amount based on work completed;
3. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$140,700;
4. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$100,000;
5. Establishment of a Performance Bond for Landscaping in the amount of \$46,000;
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.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to reapprove, based on Staff Recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

Chairman McCoy asked if there was any more business. There being no further business, Chairman McCoy asked for a motion to adjourn. Commissioner Lackey moved to adjourn. The motion was unanimously approved.

The meeting was adjourned at approximately 5:44 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON MARCH 9, 2023.**

---

Chairman