

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF AUGUST 10, 2023**

**MEMBERS PRESENT**

Robin Baldree  
Brian Clifford  
Don Crohan  
Jessica Lucyshyn  
Keith McCord  
Sammie McCoy  
Rhonda Rose

**STAFF PRESENT**

Joe Horne, Community Development Director  
Michael Matteson, Planning Director  
Floyd Heflin, County Engineer  
William Andrews, Ass't to County Engineer  
Kristi Ransom, Attorney  
Aaron Holmes, Planning Coordinator  
Lincoln Sweet, Planner  
Charlie Waldrop, Planning Technician  
Lania Escobar, Planning Assistant  
Julie Wilkerson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, August 10, 2023 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher, Kennedy, Lane, Richter and Sanders 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 shared the following announcements:

- The two Public Hearings on our Agenda slated to be heard tonight—Item 50—Kings Chapel Concept Plan (Revised) and Item 51—High Park Hill Subdivision Concept Plan (Revised)—were canceled due to there being a defect in the public notice. They will be deferred to the September 14, 2023 Planning Commission as to allow proper notice to be given, and;
- Due to electronic issues with the microphones and voting machine, voice votes will be used. However, we will share the Agenda, Staff Reports and Attachments on the monitors, which should be a nice feature for our audience and those watching at home, and;
- The second Public Hearing regarding the County's Growth Plan (the County's proposals for rural areas) meeting is set for Monday, August 14, 2023, at 6:00 p.m., in the Williamson County Auditorium.

**PUBLIC COMMENTS:**

Chairman McCoy asked if anyone had signed up to speak to August 2023 Agenda Items. There being no signees, he moved forward.

**CONSIDERATION OF JULY 13, 2023 MINUTES:**

Chairman McCoy called for a motion to approve the July 13, 2023 Minutes. Commissioner Crohan made a motion to approve. Commissioner McCord seconded the motion. The motion was unanimously approved.

**CONSENT AGENDA:**

Chairman McCoy asked if anyone wanted to remove an Item for separate discussion from the Consent Agenda. Hearing none, the Consent Agenda was taken as a whole. He then asked for a motion. Commissioner Crohan made a motion to approve the Consent

Agenda. The motion was seconded by Commissioner McCord. It was unanimously approved.

**BONDS:**

3. Arrington Retreat, Section 5 – Maintenance Bond for Roads, Drainage and Erosion Control - \$290,000

Recommendation: Release the Bond.

4. Arrington Ridge, Section 2 – Performance Bond for Wastewater Collection System - \$120,000

Recommendation: Extend in the current amount for one (1) year.

5. Arrington Ridge, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$395,000

Recommendation: Extend in the current amount for one (1) year.

6. Burning Tree Farms, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$198,000

Recommendation: Extend in the current amount for one (1) year.

7. Clovercroft Preserve, Section 2 – Maintenance Bond for Wastewater Collection System - \$ 30,840

Recommendation: Release the Bond.

8. Falls Grove, Section 5 – Maintenance Bond for Roads, Drainage and Erosion Control - \$225,000

Recommendation: Release the Bond.

9. Farms at Clovercroft, Section 3 – Maintenance Bond for Roads, Drainage and Erosion Control - \$310,000

Recommendation: Extend in the current amount for one (1) year.

10. Franklin Christian Church – Maintenance Bond for Water (City of Franklin) - \$18,800

Recommendation: Extend in the current amount for one (1) year.

11. Hardeman Springs, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$638,000

Recommendation: Extend in the current amount for one (1) year.

12. High Park Hill WW Area – Performance Bond for Landscaping located - \$12,400

Recommendation: Reduce to Maintenance in the amount of \$3,720 for six (6) months.

13. King's Chapel, Section 8 – Maintenance Bond for Roads, Drainage and Erosion Control - \$262,000

Recommendation: Extend in the current amount for one (1) year.

14. King's Chapel, Section 10 – Maintenance Bond for Roads, Drainage and Erosion Control - \$150,0000

Recommendation: Extend in the current amount for one (1) year.

15. King's Chapel, Section 11 – Maintenance Bond for Roads, Drainage and Erosion Control - \$351,000

Recommendation: Extend in the current amount for one (1) year.

16. King's Chapel, Section 12 – Performance Bond for Roads, Drainage and Erosion Control - \$600,000  
Recommendation: Convert to Maintenance in the amount of \$300,000 for a period of one (1) year.

17. King's Chapel, Section 12 – Performance Bond for Wastewater Collection System - \$70,000  
Recommendation: Extend in the current amount for one (1) year.

18. King's Chapel, Section 12 – Performance Bond for Water (Milcrofton) - \$276,000  
Recommendation: Release the Bond.

19. Long Lane WW Area – Maintenance Bond for Landscaping - \$22,710  
Recommendation: Release the Bond.

20. Lookaway Farms, Section 3 – Performance Bond for Roads, Drainage and Erosion Control - \$400,000  
Recommendation: Extend in the current amount for one (1) year.

21. Lookaway Farms, Section 3 – Performance Bond for Landscaping - \$100,991  
Recommendation: Extend in the current amount for six (6) month.

22. Lookaway Farms, Section 3 – Maintenance Bond for Water (Milcrofton) - \$107,900  
Recommendation: Defer until September 2023 meeting.

23. Lookaway Farms, Section 3 – Performance Bond for Wastewater Collection System - \$50,000  
Recommendation: Extend in the current amount for one (1) year.

24. McDaniel Estates, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$661,000  
Recommendation: Reduce to Maintenance in the amount of \$330,000 for one (1) year.

25. McDaniel Estates, Section 2 – Maintenance Bond for Wastewater Collection System - \$57,000  
Recommendation: Release the Bond.

26. McDaniel Estates, Section 5 – Performance Bond for Roads, Drainage and Erosion Control - \$574,000  
Recommendation: Reduce to Maintenance in the amount of \$290,000 for one (1) year.

27. McDaniel Estates, Section 5 – Performance Bond for Wastewater Collection System - \$147,700  
Recommendation: Reduce to Maintenance in the amount of \$43,100 for two (2) years.

28. McDaniel Estates, Section 5 – Maintenance Bond for Water (Milcrofton) - \$17,500  
Recommendation: Release the Bond.

29. McDaniel Farms, Section 2 – Maintenance Bond for Wastewater Collection System - \$37,200  
Recommendation: Release the Bond.

30. Pine Creek – Performance Bond for Roads, Drainage and Erosion Control - \$600,000  
Recommendation: Extend in the current amount for one (1) year.

31. St. Marlo, Section 2 – Performance Bond for Wastewater Collection System - \$97,500  
Recommendation: Reduce to Maintenance in the amount of \$29,250 for two (2) years.

32. St. Marlo, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$775,000  
Recommendation: Reduce to Maintenance in the amount of \$570,000 for one (1) year.

33. St. Marlo, Section 2 – Performance Bond for Water (Milcrofton) - \$238,780  
Recommendation: Reduce to Maintenance in the amount of \$44,800 for two (2) years.

34. Starnes Creek WW Area – Performance Bond for Wastewater Treatment and Disposal System - \$120,700  
Recommendation: Extend in the current amount for one (1) year.

35. Starnes Creek WW Area – Performance Bond for Landscaping - \$8,200  
Recommendation: Reduce to Maintenance in the amount of \$2,400 for six (6) months.

36. Southall WW Area – Performance Bond for Wastewater Collection System - \$409,000  
Recommendation: Extend in the current amount for one (1) year.

37. Southall WW Area – Performance Bond for Wastewater Treatment and Disposal System - \$124,700  
Recommendation: Extend in the current amount for one (1) year.

38. Terravista, Section 2 – Performance Bond for Roads, Drainage and Erosion Control - \$1,600,000  
Recommendation: Extend in the current amount for one (1) year.

39. Terravista, Section 2 – Performance Bond for Water (Milcrofton) - \$724,690  
Recommendation: Reduce to Maintenance in the amount of \$108,800 for one (1) year.

40. Terravista, Section 2 – Performance Bond for Wastewater Collection System - \$161,000  
Recommendation: Extend in the current amount for one (1) year.

41. Terravista, Section 2 – Performance Bond for Landscaping - \$30,500  
Recommendation: Reduce to Maintenance in the amount of \$9,150 for six (6) months.

42. The Grove, Section 11 – Maintenance Bond for Roads, Drainage and Erosion Control - \$480,000  
Recommendation: Extend in the current amount for one (1) year.

43. The Grove, Section 16 – Maintenance Bond for Water (Milcrofton) - \$64,650  
Recommendation: Defer until the September 2023 meeting.

44. The Grove, Section 16 – Performance Bond for Roads, Drainage and Erosion Control - \$ 700,000  
Recommendation: Reduce to Maintenance in the amount of \$600,000 for one (1) year.

45. The Grove, Section 16 – Performance Bond for Wastewater Collection System - \$227,000  
Recommendation: Extend in the current amount for one (1) year.

46. Weatherford Estates – Maintenance Bond for Roads, Drainage and Erosion Control - \$200,000  
Recommendation: Defer until the September 2023 Meeting.

**OLD BUSINESS:**

**ITEM 47**

**PRELIMINARY PLAT REVIEW FOR GREY BARN FARMS, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 4 LOTS ON 109.92 ACRES, LOCATED OFF KINNARD SPRINGS ROAD, IN THE 9TH VOTING DISTRICT (1-2022-300).**

Mr. Sweet gave the background (see Staff Report), recommending approval with the following conditions, which must be addressed in conjunction with Final Plat submittal:

1. A Notice of Coverage issued by TDEC will be required prior to the issuance of a land disturbance permit;
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;
4. Prior to submittal of the Final Plat, driveway and drainage infrastructure must be complete, consistent with Zoning Ordinance requirements; and
5. Satisfaction of Section 3.05 of the Subdivision Regulations, as it pertains to fire apparatus access requirements.

Chairman McCoy called for questions or discussion. Applicant Randy Chapdelaine came forward to address any questions. There being none, Chairman McCoy asked for a motion. Commissioner Crohan moved for approval per Staff Recommendations. Commissioner McCord seconded the motion. The motion was unanimously approved.

**ITEM 48**

**PRELIMINARY PLAT REVIEW FOR COPPER CANYON, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 54.12 ACRES, LOCATED OFF NATHAN SMITH ROAD, IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2023-307).**

Item was **WITHDRAWN**.

**NON-RESIDENTIAL SITE PLANS:**

**ITEM 49**

**SITE PLAN (REVISED) FOR NONTRADITIONAL WASTEWATER SYSTEM REVIEW FOR KINGS CHAPEL AND HIGH PARK HILL SEWER SITE, ON 234.66 ACRES, LOCATED ON MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (5-2023-008).**

Mr. Holmes gave the background (see Staff Report), recommending deferral to the September 14, 2023 Planning Commission meeting.

Chairman McCoy asked if there were any comments or discussion. There being none, he called for a motion to defer to the September 14, 2023 Planning Commission meeting. Commissioner Crohan made a motion to approve Staff recommendation. The motion was seconded by Commissioner Lucyshyn. The motion was unanimously approved.

**PUBLIC HEARINGS:**

**ITEM 50**

**CONCEPT PLAN (REVISED) REVIEW FOR KINGS CHAPEL, PHASE 15 AND 16, CONTAINING 484 LOTS ON 640 ACRES, LOCATED OFF OF MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-211).**

Mr. Holmes gave the background (see Staff Report), recommending deferral to the September 14, 2023 Planning Commission meeting.

Chairman McCoy asked if there were any comments or discussion. There being none, he called for a motion to defer to the September 14, 2023 Planning Commission meeting. Commissioner Crohan made a motion to approve Staff recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**ITEM 51**

**CONCEPT PLAN (REVISED) REVIEW FOR HIGH PARK HILL SUBDIVISION, CONTAINING 205 LOTS ON 321 ACRES, LOCATED OFF OF MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-212).**

Mr. Holmes gave the background (see Staff Report), recommending deferral to the September 14, 2023 Planning Commission meeting.

Chairman McCoy asked if there were any comments or discussion. There being none, he called for a motion to defer to the September 14, 2023 Planning Commission meeting. Commissioner Crohan made a motion to approve Staff recommendation. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**PRELIMINARY PLATS:**

**ITEM 52**

**PRELIMINARY PLAT REVIEW FOR TROUBADOUR, PHASE 13, CONTAINING 48 LOTS ON 155.1 ACRES, LOCATED ON CLUB VIEW DRIVE, IN THE 5TH VOTING DISTRICT (1-2023-316).**

Mr. Holmes gave the background (see Staff Report), recommending approval with the following conditions, which must be addressed with Final Plat submittal:

1. In conjunction with Final Plat submittal, the applicant shall submit HOA documents for review and approval by the County Attorney's office. If the 9-hole golf course is to be leased to the golf club or another entity, the HOA documents must contain provisions related to such a lease. 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 and/or Nolensville-College Grove Utility District, as applicable;
4. Establishment of a Performance Bond for the Wastewater Collection System;
5. Submission of 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. 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 questions or discussion. Hearing none, he then called for a motion. Commissioner Crohan made a motion to approve with Staff recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

### **ITEM 53**

#### **PRELIMINARY PLAT REVIEW FOR REEDS VALE, PHASE 3, CONTAINING 134 LOTS ON 195.66 ACRES, LOCATED ON LAMPKINS BRIDGE ROAD, IN THE 5TH VOTING DISTRICT (1-2023-317).**

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

1. 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;
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. 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.

Chairman McCoy asked if there were any questions or discussion. Commissioner Crohan asked about the number of lots for each phase. Mr. Holmes said there are 63 lots in each of Phases 1 and 2. Currently, Phase 3 has 134 lots to be broken into two sections—63 lots in both Section 3 and Section 4.

Chairman McCoy asked if there were other questions. There being no more questions, he asked for a motion. Commissioner Crohan made a motion to approve with Staff

recommendations. The motion was seconded by Commissioner Rose. The motion was unanimously approved.

#### **ITEM 54**

#### **PRELIMINARY PLAT REVIEW FOR VISTA CREEK SUBDIVISION, CONTAINING 16 LOTS ON 149.25 ACRES, LOCATED ON OLD HILLSBORO ROAD, IN THE 9TH VOTING DISTRICT (1-2023-311).**

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

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 shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance. 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 HB & TS Utility District;
4. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping Improvements;
5. Dedication of right-of-way thirty (30) feet off the centerline of Old Hillsboro Road;
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 if there were any questions or comments. Commissioner Baldree asked if there was a right turn lane off of Old Hillsboro Road into the subdivision. Kelsey Magee, consultant for T-Square Engineering, said one was not currently proposed.

Chairman McCoy asked if there were road improvements slated for Old Hillsboro Road. Ms. Magee said there were no other improvements slated other than the dedicated right-of-way. TDOT has provided a permit, however, for an entrance into the subdivision, but that would be up to their specs. Additionally, the number of trips provided by the subdivision does not warrant a traffic study nor improvements at this time.

Chairman McCoy asked if there were any more questions. There being none, he asked for a motion. Commissioner Crohan made a motion to approve with Staff recommendations. The motion was seconded by Commissioner Rose. The motion was unanimously approved.

#### **OTHER:**



Chairman McCoy recognized Mr. Matteson, who thanked Mr. Holmes for his efforts on the new electronic packet used for the first time for this body, and which will be used in the future (instead of mailed packets), if feedback remains favorable.

Chairman McCoy asked if there was any further business. There being none, he asked for a motion to adjourn. Commissioner Crohan moved to adjourn. The motion was unanimously approved.

The meeting was adjourned at approximately 5:50 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON SEPTEMBER 14 , 2023.**

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Chairman