

MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF MAY 11, 2023

MEMBERS PRESENT

Don Crohan  
Sharon Hatcher  
Lee Kennedy  
Stephen Lane  
Jessica Lucyshyn  
Keith McCord  
Sammie McCoy  
Rhonda Rose  
Eddie Sanders

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  
Lania Escobar, Planning Assistant  
Julie Wilkerson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, May 11, 2023 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Baldree, Richter and Clifford 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 announced:

- New Planning Commissioner Lee Kennedy;
- Item 24 has been withdrawn;
- Added under Other Business: Update on regional growth planning; and
- Revised Agenda because of this added Item.

**CONSIDERATION OF APRIL 2023 MINUTES:**

Chairman McCoy asked if there were any comments on the April 13, 2023 Minutes. There being none, he asked for a motion. Commissioner Crohan made a motion to approve the April 13, 2023 Minutes. Commissioner McCord seconded the motion. The motion was unanimously approved.

**CONSENT AGENDA:**

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

Chairman McCoy asked if anyone wanted to remove an item for separate discussion. Hearing none, the Consent Agenda was taken as a whole. Commissioner Crohan made a motion to approve the Consent Agenda. The motion was seconded by Commissioner Lane. The motion was unanimously approved, with Commissioner Hatcher recused.

**BONDS:**

3. Arrington Ridge, Section 1 – Maintenance Bond for Landscaping - \$15,200  
**Recommendation: Extend in the current amount for six (6) months.**
4. Arrington Retreat, Section 5 – Maintenance Bond for Wastewater Collection System - \$37,590  
**Recommendation: Release the bond.**

5. Arrington Retreat, Section 5 – Maintenance Bond for Roads, Drainage and Erosion Control – \$54,000  
**Recommendation: Extend in the current amount for three (3) months.**
6. Daventry, Section 3 – Performance Bond for Wastewater Collection System – \$54,000  
**Recommendation: Extend in the current amount for one (1) year.**
7. Enclave at Dove Lake WW Area – Maintenance Bond for Wastewater Treatment and Disposal System – \$271,000  
**Recommendation: Release the bond.**
8. Enclave at Dove Lake, Section 2 – Maintenance Bond for Water (N/CG) – \$60,000  
**Recommendation: Extend in the current amount for one (1) year.**
9. Enclave at Dove Lake, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control – \$550,000  
**Recommendation: Extend in the current amount for one (1) year**
10. Hardeman Springs, Section 1 - Maintenance Bond for Roads, Drainage and Erosion Control – \$500,000  
**Recommendation: Extend in the current amount for one (1) year.**
11. Hardeman Springs, Section 3 - Performance Bond for Roads, Drainage and Erosion Control – \$398,000  
**Recommendation: Extend in the current amount for one (1) year.**
12. Hardeman Springs, Section 3 - Maintenance Bond for Water (N/CG) – \$22,500  
**Recommendation: Release the bond.**
13. Hardeman Springs, Section 3 - Performance Bond for Wastewater Collection System - \$38,800  
**Recommendation: Extend in the current amount for one (1) year.**
14. Hart's Landmark – Maintenance Bond for Sewer (Berry's Chapel) – \$20,000  
**Recommendation: Extend in the current amount for one (1) year.**
15. Nolen Hills Church of Christ – Performance Bond for Landscaping – \$80,500  
**Recommendation: Extend in the current amount for six (6) months.**
16. St. Marlo, Section 1 – Maintenance Bond for Water (Milcrofton) – \$332,360  
**Recommendation: Release the bond.**
17. Stephens Valley, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control – \$665,000  
**Recommendation: Reduce maintenance amount to \$500,000 for a period of one (1) year.**
18. The Mill at Bond Springs, Section 3 – Performance Bond for Landscaping – \$72,700  
**Recommendation: Reduce to maintenance in the amount of \$21,810 for six (6) months.**
19. Troubadour Amenity Center – Maintenance Bond for Landscaping – \$2,000  
**Recommendation: Release the bond.**

20. Troubadour, Section 6 – Performance Bond for Wastewater Collection System – \$40,500

**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 7 – Performance Bond for Wastewater Collection System – \$47,250

**Recommendation: Reduce to maintenance in the amount of \$14,175 for two (2) years.**

23. Troubadour, Section 7 – Performance Bond for Roads, Drainage and Erosion Control - \$625,000

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

**OLD BUSINESS:**

**ITEM 24**

~~**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 9<sup>TH</sup> VOTING DISTRICT (1-2022-300).**~~

**WITHDRAWN**

**CONCEPT PLAN:**

**ITEM 25**

**CONCEPT PLAN REVIEW FOR VISTA CREEK SUBDIVISION, CONTAINING 16 LOTS ON 149.25 ACRES, LOCATED OFF OLD HILLSBORO ROAD, IN THE 9<sup>TH</sup> VOTING DISTRICT (1-2023-204).**

Mr. Holmes gave the background (see Staff Report), recommending 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 Engineer; and
2. Submission of Water Plans for review and approval by HB & TS Utility District.

The Final Plat must address the following:

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;
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 for discussion or a motion. Commissioner Rose asked if the private property enclosed within this subdivision would remain occupied. Kelsey Magee of T-Square Engineering said the house on the five (5) acre parcel would stay private property, and is buffered with trees and an existing pond.

There being no more questions, Chairman McCoy asked for a motion. Commissioner Crohan made a motion to approve this Concept Plan with Staff Recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

#### **ITEM 26**

#### **CONCEPT PLAN REVIEW FOR HARDEMAN ESTATES SUBDIVISION, CONTAINING 10 LOTS ON 65 ACRES, LOCATED OFF HARDEMAN SPRINGS BOULEVARD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-205).**

Mr. Holmes gave the background (see Staff Report), recommending 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 Engineer; and
2. Submission of Water Plans for review and approval by Nolensville-College Grove Utility District.

The Final Plat must address the following:

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 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 Nolensville-College Grove Utility District;
4. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping Improvements;
5. Execution 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 discussion or a motion. Commissioner Crohan made a motion to approve this Concept Plan with Staff Recommendations. The motion was seconded by Commissioner Hatcher. The motion was unanimously approved.

#### **ITEM 27**

#### **CONCEPT PLAN REVIEW FOR HYDE PARK ESTATES SUBDIVISION, CONTAINING 16 LOTS ON 108.29 ACRES, LOCATED OFF HYDE ROAD, IN THE 2<sup>ND</sup> VOTING DISTRICT (1-2023-206).**

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

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to defer this Concept Plan to the June 2023 Planning Commission meeting. The motion was seconded by Commissioner Lane. The motion was approved unanimously.

#### **ITEM 28**

#### **CONCEPT PLAN REVIEW (REVISED) FOR ARRINGTON WOODS SUBDIVISION, CONTAINING 11 LOTS ON 89.48 ACRES, LOCATED OFF NOLENSVILLE ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-207).**

Mr. Matteson gave the background (see Staff Report), recommending approval of this Concept Plan (Revised) 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; and
2. Submission of Water Plans for review and approval by Nolensville-College Grove Utility District.

#### **The Final Plat must address the following:**

1. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents for review and approval by the County Attorney's office. Such documents shall include provisions regarding the protection of the Triune Fortifications on the property. The approved HOA documents must be recorded concurrently with the recording of the Final Plat;
2. In conjunction with Final Plat recordation, open space areas containing the Triune Fortifications shall be transferred to the Franklin Battlefield Trust, who will place these areas into a permanent conservation easement.
3. Establishment of a Performance Bond for Roads, Drainage and Erosion Control; in favor of Nolensville-College Grove Utility District;

4. Establishment of a Performance Bond for Water Improvements in favor of Nolensville-College Grove Utility District;
5. Submission of Landscaping Plans and establishment of a Performance Bond for Landscaping Improvements;
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 approve this Concept Plan (Revised) with Staff Recommendations. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

**PRELIMINARY PLATS:**

**ITEM 29**

**PRELIMINARY PLAT REVIEW FOR HAWKS VIEW, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 5 LOTS ON 34.65 ACRES, LOCATED OFF OF GOOSE CREEK BY-PASS, IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2023-305).**

Mr. Sweet gave the background (see Staff Report), recommending Preliminary Plat approval, subject to 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 asked for discussion or a motion. Commissioner Crohan made a motion to approve this Preliminary Plat with Staff Recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**FINAL PLATS:**

**ITEM 30**

**FINAL PLAT REVIEW FOR REEDS VALE, SECTION 1, CONTAINING 60 LOTS ON 98.431 ACRES, LOCATED OFF LAMPKINS BRIDGE ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-403).**

Mr. Waldrop gave the background (see Staff Report), recommending 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 \$2,781,000;
3. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$614,410;
4. Establishment of a Maintenance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$92,161.50;
5. Per the recommendation of the County's Consultant, establishment of a Performance Bond in the amount of \$322,000 for the Wastewater Collection System;
6. Establishment of a Performance Bond for Landscaping in the amount of \$60,687;
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 approve this Final Plat with Staff Recommendations. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

**OTHER BUSINESS:**

**ITEM 31**

**RESOLUTION TO REPEAL THE 2009 INTERNATIONAL ENERGY CODE, EXCLUDING THE 2009 TABLES, THE 2015 INTERNATIONAL BUILDING CODE; THE 2015 INTERNATIONAL RESIDENTIAL CODE EXCLUDING SECTION R313.2, ONE AND TWO FAMILY DWELLINGS AUTOMATIC FIRE SPRINKLER SYSTEMS PURSUANT TO T.C.A. § 68-120-101(A)(8) AND CHAPTERS 34-43 RELATING TO ELECTRICAL, THE 2015 INTERNATIONAL PLUMBING CODE, AND THE 2015 INTERNATIONAL MECHANICAL CODE AND TO ADOPT THE 2021 EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), THE 2021 INTERNATIONAL RESIDENTIAL CODE (EXCLUDING SECTION B313.2, ONE AND TWO DWELLING AUTOMATIC FIRE SPRINKLER SYSTEMS PURSUANT TO T.C.A. § 68-120-101(A)(8), AND CHAPTERS 34-43 RELATING TO ELECTRICAL), THE 2021 INTERNATIONAL PLUMBING CODE, AND THE 2021 INTERNATIONAL MECHANICAL CODE AS WELL AS ADOPTION OF THE 2021 INTERNATIONAL ENERGY CODE WITH THE 2009 TABLES IN ACCORDANCE WITH RULE 0780-02-23-.02 AS ADOPTED BY THE TENNESSEE STATE FIRE MARSHAL'S OFFICE (6-2023-604).**

Mr. Horne gave the background (see Staff Report), recommending adoption of the 2021 IBC and its several attachments, and that this Resolution be recommended to the Board of Commissioners for adoption.

Chairman McCoy asked for discussion or a motion. Commissioner Crohan made a motion to approve this Resolution, with the recommendation to present it to the Board of Commissioners for adoption. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

**ITEM 32**

**REGIONAL GROWTH PLANNING UPDATE :**

Mr. Matteson gave a PowerPoint presentation updating the Commission on regional growth planning efforts that have been taking place with the County and all 6 municipalities within the County. Mr. Matteson indicated that those efforts have led to a decision to update the Williamson County Growth Plan (the system of Urban Growth Boundaries, Planned Growth Areas, and Rural Areas), which had been established in 2001.

Mr. Matteson outlined the process that will be followed and urged the Planning Commission to be involved.

Chairman McCoy asked for discussion. Commissioners Lucyshyn and McCord asked questions regarding make-up of the committee and schedule for adoption.

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

The meeting was adjourned at approximately 6:15 p.m.

**APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON JUNE 8, 2023.**

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Chairman