

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF SEPTEMBER 14, 2023**

MEMBERS PRESENT

Robin Baldree
Brian Clifford
Don Crohan
Lee Kennedy
Jessica Lucyshyn
Keith McCord
Sammie McCoy
Bryan Richter
Rhonda Rose
Eddie Sanders

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Ass't to the 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, September 14, 2023 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Hatcher and Lane were unable to attend.

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

Chairman McCoy said that we will use Voice Vote tonight. He then asked if there were any announcements.

Mr. Matteson announced the following:

- Written correspondence was received related to several Items on the Agenda and that correspondence has been provided to you.
- Items 23 and 24 have been withdrawn from the Agenda;
- Item 26 has a Revised Report;
- Staff will begin working on the Arrington Special Area Plan in the near future; and
- The next meeting of the Growth Plan Coordinating Committee is Tuesday, September 19th, at 9:00 a.m.

PUBLIC COMMENT:

No one signed up to comment on September Agenda Items.

CONSIDERATION OF AUGUST 10, 2023 MINUTES:

Chairman McCoy asked if there were any comments or questions on the August 10, 2023 Minutes. There being none, he asked for a motion to approve. Commissioner Crohan made a motion to approve the August 10, 2023 Minutes. The motion was seconded by Commissioner McCord. The motion was unanimously approved.

CONSENT AGENDA:

Chairman McCoy asked if there were any objections to accepting the Consent Agenda as a whole. There being no objections, he asked for questions. There being no questions, he asked for a motion.

Commissioner Crohan made the motion to approve the Consent Agenda as written. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

BONDS:

3. Falls Grove, Section 7 – Maintenance Bond for Wastewater Collection System
- \$19,600
Recommendation: Release the Bond.
4. Falls Grove, Section 7 – Performance Bond for Roads, Drainage and Erosion Control
- \$275,000
Recommendation: Extend in the current amount for one (1) year.
5. 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.
6. Foxen Canyon, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.
7. Foxen Canyon, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$271,000
Recommendation: Extend in the current amount for one (1) year.
8. Hardeman Springs, Section 4 – Maintenance Bond for Water (N/CG) - \$35,250
Recommendation: Release the Bond.
9. Hardeman Springs, Section 4 – Performance Bond for Wastewater Collection System - \$63,600
Recommendation: Extend in the current amount for one (1) year.
10. Hardeman Springs, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$368,000
Recommendation: Extend in the current amount for one (1) year.
11. Lookaway Farms, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$480,000
Recommendation: Extend in the current amount for one (1) year.
12. Lookaway Farms, Section 3 – Maintenance Bond for Water (Milcrofton) - \$107,900
Recommendation: Release the Bond.
13. McDaniel Estates, Section 1- Maintenance Bond for Roads, Drainage and Erosion Control - \$450,000.
Recommendation: Extend in the current amount for one (1) year.
14. McDaniel Farms, Section 1- Maintenance Bond for Roads, Drainage and Erosion Control - \$430,000
Recommendation: Extend in the current amount for one (1) year.
15. Starnes Creek, Section 1 – Maintenance Bond for Water (Milcrofton) - \$140,700
Recommendation: Defer until the October 2023 meeting.
16. Stephens Valley, Section 7 – Performance Bond for Roads, Drainage and Erosion Control - \$480,000
Recommendation: Reduce to Maintenance in the amount of \$420,000 for a period of one (1) year.

17. Swanson Ridge, Section 1 – Performance Bond for Roads, Drainage and Erosion Control - \$521,000
Recommendation: Extend in the current amount for one (1) year.
18. Terravista, Section 1 – Maintenance Bond for Water (Milcrofton) - \$108,000
Recommendation: Release the Bond.
19. The Grove, Section 16 – Maintenance Bond for Water (Milcrofton) - \$64,650
Recommendation: Release the Bond.
20. Waterleaf, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000
Recommendation: Extend in the current amount for one (1) year.
21. Weatherford Estates – Performance Bond for Roads, Drainage and Erosion Control - \$200,000
Recommendation: Release the Bond.

NON-RESIDENTIAL SITE PLANS:

ITEM 22

SITE PLAN (REVISED) REVIEW FOR THE KINGS CHAPEL NONTRADITIONAL WASTEWATER TREATMENT AND DISPOSAL SYSTEM, 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 approval with the following conditions:

Prior to submittal of any future Final Plats for Kings Chapel and any future Final Plats for High Park Hill, a Zoning Certificate must be obtained for said expansion. Prior to the issuance of the Zoning Certificate, the applicant shall provide the following:

1. A letter from TDEC indicating the expansion of the treatment and disposal system was installed and is functioning;
2. As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating the components for the expansion of the existing treatment and disposal system were constructed in accordance with the approved construction plans and specifications;
3. A letter from the owner/utility provider indicating that it has accepted the expansion of the existing treatment and disposal system and is currently operating same;
4. The posting of a Performance Bond for the expansion of the existing treatment and disposal system in the amount of \$204,000. This is a reduced amount from the 2019 amount based upon the cost estimate of the new treatment technology;
5. The previously approved Performance Bond for Landscaping Improvements remains in effect; and
6. Execution of a Performance Agreement for the above referenced surety.

Chairman McCoy asked for discussion or questions.

Commissioner Baldree asked if this new system was only for Kings Chapel and High Park Hill, or if it might be open to other developments.

Mr. Holmes responded that it is just for High Park Hill and Kings Chapel.

Commissioner Rose asked if there might be a possibility in the future that another development might want to tie the system.

Mr. Holmes stated that if that was the case, they would have to come back with a Revised Site Plan.

Commissioner Baldree asked if, because it is such a large area, it could have possible additional subdivisions and commercial tied to it down the road.

Mr. Holmes responded that would require a revision to the Site Plan that you see before you. Currently, it is only suited to High Park Hill and Kings Chapel. If they wanted to add additional capacity to it, they would have to come back before this body.

Commissioner Lucyshyn asked for clarity regarding the various designations on the Site Plan, and clarification was provided by Mr. Holmes and the applicant, John Powell.

Commissioner Crohan asked the number of lots this new system could serve, compared to the existing system that's in effect now.

Mr. John Powell, the applicant, responded that the existing system is 66,000 gallons per day. The new system is 190,000 gallons per day.

Chairman McCoy asked if there were any other questions. There being none, he asked for a motion.

Commissioner Crohan made a motion to approve per Staff's recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

PUBLIC HEARINGS:

Chairman McCoy noted that the next two Items—Items 23 and 24—were withdrawn.

ITEM 23

AMENDMENT TO 11.03 D(10) OF THE ZONING ORDINANCE REGARDING RECREATIONAL AND ATHLETIC FACILITIES (6-2023-609).

The Item was withdrawn.

ITEM 24

AMENDMENT TO SECTION 3.05(B) OF THE SUBDIVISION REGULATIONS REGARDING FIRE PROTECTION STANDARDS FOR MINOR SUBDIVISIONS AND LARGE LOT EASEMENT SUBDIVISIONS (6-2023-610).

The Item was withdrawn.

ITEM 25

CONCEPT PLAN (REVISED) REVIEW FOR KINGS CHAPEL, CONTAINING 449 LOTS ON 615.28 ACRES, LOCATED OFF OF MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-211).

Mr. Holmes gave the background (see Staff report), recommending approval of this revised Concept Plan with the condition that there be only one gated connection between

the Kings Chapel Subdivision and the High Park Hill subdivision and that access be restricted to emergency vehicles and utility service providers only.

Staff also recommends that the following conditions be met at future stages of development:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton 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 any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
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 revised HOA documents must address maintenance and operation of the private roads and gate(s) in Kings Chapel that meet the standards and requirements of Articles 16 and 17 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;
3. Establishment of Performance Bonds for Roads, Drainage and Erosion Control;
4. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District;
5. Establishment of appropriate Performance Bonds for the Wastewater Collection System;
6. Establishment of a Performance Bond for Landscaping Improvements;
7. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for Stormwater Improvements; and
8. Providing two (2) 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 Final Plat.

Before opening up the Public Hearing, Chairman McCoy asked the Applicant/Developer John Powell if he would like to speak before, or after, the Public Hearing. Mr. Powell asked to speak afterward.

Chairman McCoy asked Planning Commissioners if they had any questions before opening the Public Hearing.

Commissioner Clifford asked how the gate would open when an emergency occurred and how it might restrict traffic.

Mr. Matteson said that, typically, there would be a gate that could be opened by a remote with a radio frequency carried only by emergency service providers or someone who is authorized to use it.

Commissioner Clifford asked if there was a standard required by the County, as far as restricting access. For example, if there were two swinging gates, would that be restricted or could just anybody gain access? Or, does that gate have to be so a member of the general public cannot open it?

Mr. Matteson responded that only emergency services providers or utility services providers will be able to access through the gate.

Chairman McCoy asked if there were any other questions.

There being no more questions, Chairman McCoy noted that for Item 25, seventeen (17) people had signed up to speak. Per the Planning Commission by-laws, the meeting allows for a total of thirty (30) minutes for those signed up to speak, regardless of the number who would like to speak. Or, the Commission could extend the public meeting time for this meeting only, so everyone who signed up to speak could have the full three (3) minutes each, extending the public meeting to fifty-one (51) minutes so that each person signed up would get three (3) minutes to speak.

Chairman McCoy asked for a motion to extend the Public Hearing time to 51 minutes.

Commissioner Crohan made a motion to extend this Public Hearing so that those signed up to speak would receive a total of three minutes each, or a meeting of fifty-one (51) minutes total. The motion was seconded by Commissioner Lucyshyn. The motion was unanimously approved.

Chairman McCoy then opened the Public Hearing.

Mr. Greg Cooley, Williamson County, asked the Planning Commission, to deny this plan as proposed. Mr. Cooley expressed that simply moving the lots they were planning to add to Kings Chapel to High Park Hill is an "end run around" the Subdivisions Regulations. Mr. Cooley also stated his objection to removing open space from Kings Chapel and his concern about the emergency gate being subject to abuse.

Mr. Jon Styers, Williamson County, resident of Kings Chapel, agreed with Mr. Cooley's comments. In addition, he is concerned that he is not getting what he understood he purchased. He wants clear delineations between the neighborhoods if this plan is approved, with defined property lines with fences, and gates meeting the Kings Chapel standard.

Mr. Warren Gardner, Williamson County, expressed concern about the developer's proposed reduction of lots in Kings Chapel, the possible reduction in open space, and the potential for the homes along the covered bridge road to be in the High Park Hill area. Mr. Gardner asked the County to allow the Kings Chapel residents to regroup before final approval is given, with the hope that the Concept Plan dated August 25, 2023 is not final.

Mr. Douglas Olsen and Ms. Kathleen Olsen waived their right to speak.

Ms. Christine Holland, Williamson County, expressed her support for the plan, the developer and the HOA Board. She indicated the Hollands have had favorable interactions and communications with the development team and the HOA Board members, even talking to them on a regular basis about the plans for the neighborhood.

Mr. Scott Doerzbacher, Williamson County, said that he has been a resident of Kings Chapel for nearly ten (10) years. When he originally bought into Kings Chapel, it was a community of about 700 acres, with half of it being green space. He said it was

disingenuous to parse out nearly 10% of the total acreage in Kings Chapel, while designating it to High Park Hill. He expressed concern about the loss of green space, and whether the emergency access can be restricted. He asked the Planning Commission to disapprove this current plan and keep the original.

Mr. Susan Russ, Williamson County, said she has lived in Kings Chapel for eleven (11) years. One of the main reasons that she and her husband purchased their home in Kings Chapel was because of the future development plans of the community. She said she's been able to watch these future plans come to fruition, and has been more than pleased with each decision made by the developer. She expressed her support for the plans from the August meeting, as well as the plans for Kings Chapel being voted on tonight.

Mr. Clint Nichols waived his right to speak.

Mr. Chris Plumley, 1222 Old Spring Trail, Williamson County, said he has lived in Kings Chapel over sixteen (16) years. Mr. Plumley said that he loves the direction and consistency of the home designs in Kings Chapel, as well as the developer's vision for the neighborhood, as well as the way the developer seems to have the best interests of the residents in mind.

Mr. Andrew Lamb, Williamson County, said he wants to move into Kings Chapel one day because of its beauty and potential for raising kids. By approving the 10% reduction in green space, it would make available a few more homes. He asked the Planning Commission to approve the plan.

Mr. Kip Summers, Williamson County, said he has lived in Kings Chapel for fourteen (14) years. While he has experienced changes in the County and in the neighborhood, he said he has full faith in Ashby Communities and in the developer and how he has done things with the neighborhood. Mr. Summers expressed his support.

Mr. Steve Parrino, Rutherford County, stated that he came to support his friend, John Powell. As a developer, he's been on both sides of the coin. He indicated that the Kings Chapel development team has always had the best interests of the homeowners at heart, citing that it was the development team who paid for the covered bridge in the development, as well as other amenities—not the homeowners or HOA.

Mr. Vernon Gerth, Williamson County, stated he lived in Kings Chapel for six (6) years with his wife, and they are planning to move back to Kings Chapel. He noted that John Powell is not a "national absentee developer," and that his living in Kings Chapel provides value to residents—because he and his team have a vested interest.

Mr. Jay Russ, Williamson County, stated that he is on the Kings Chapel Board. He is also a developer. Mr. Russ said that a lot of the things said tonight have some merit, but some of the things that were originally said, and why they were done, were absolutely incorrect. He stated his belief that Mr. Powell should be able to develop the property as he saw fit.

Mr. Jorge Rojas, Williamson County, stated that he lives in Kings Chapel and is a new addition to the Board. Mr. Rojas stated that he believes the developer has always been there for the residents. Regarding the access roads, emergency personnel will be the only ones who will have access to it. Mr. Rojas also expressed that, more than likely, the new lots are going to be more expensive homes than his, which will increase his home value, along with the new High Park Hill additions. Mr. Rojas expressed support of this plan, and said he feels that the developer has met every requirement possible to develop the land he bought to develop.

Mr. Todd Jackson, Williamson County, expressed his disagreement with the assertion from a previous speaker who suggested he represented the neighborhood. Mr. Jackson noted times when the developer made investments, quietly, with his own money, and

that homeowners have no idea the impact his efforts have made in that development. And, as for any changes to the original plan, Mr. Jackson indicated that it's atypical for original plans not to change over the course of a development. Mr. Jackson expressed support for the approval of this plan, asking the Planning Commission to vote to approve.

Chairman McCoy then closed the Public Hearing for Item 25. Developer John Powell was asked if he wanted to make any comments.

Mr. John Powell, the applicant, indicated he and the development team have been planning this development for years, and as property owner, he has the right to develop it. Mr. Powell expressed concern, however, that he missed the 2/3rd Rule, and that it's now time to move forward in implementing the details of the plan. Mr. Powell stated that he believes home values will increase with the completion of the proposed plan, which should benefit the residents.

Chairman McCoy asked the Planning Commission if they had any questions.

Commissioner Kennedy asked if there are provisions in place for the County to guarantee that the aesthetic feel is kept the same between High Park Hill and Kings Chapel, with the fences and the gates.

Ms. Ransom noted that Staff's recommendation is that the emergency gate is on the High Park Hill side, so it would be subject to the High Park Hill covenants. As for aesthetic controls on the Kings Chapel side, fencing would be regulated by Kings Chapel HOA and its covenants. Ms. Ransom stated that the County doesn't generally get into that type of prescriptive regulation.

Commissioner Baldree said she agreed with the Fire Department Chief's letter, which recommended a need for emergency access for both subdivisions. But, she did not agree that the two subdivisions should be made into one community; since there are two different developers, and that Kings Chapel is a private, gated community, while High Park Hill is not. Commissioner Baldree stated support for Staff's recommendation that there should be a gate, however, and she expressed concern about landscaping for the Kings Chapel side.

Mr. Holmes stated that Kings Chapel and High Park Hill are two separate subdivisions and that there is no mechanism by which they can be merged into one.

Mr. Matteson added that, while Kings Chapel still has the required 50% open space with this proposed plan, they currently don't have enough open space to lose any additional property to another development.

Commissioner Crohan asked for clarity on the emergency access road and gate.

Mr. Matteson stated that the Staff recommendation is that there will be one (1) gated access between these two subdivisions, restricted for use by emergency vehicles and utility service providers only.

Commissioner Crohan expressed concern that other gated communities might be required to allow emergency access from adjoining, ungated properties. He asked if the County would require that in future subdivisions.

Mr. Matteson said that would depend on the configuration of the neighborhoods and other factors. In this case, Staff does not feel it's appropriate to have a vehicular connection between the two, private-gated subdivisions; but, the Arrington Fire Chief has requested emergency access in this circumstance.

Commissioner Lucyshyn inquired about the Staff recommending only one emergency connection, though two were proposed.

Ms. Corolla, representing the applicant, indicated that, for the High Park Hill plan, there were two proposed connections. Our recommendation to our client would be to maintain the Southern access, establishing that as the emergency access while eliminating the Northern access.

Commissioner Richter said that the Minutes should clarify that access will be at the Southern location.

Ms. Corolla said they were in agreement with Staff recommendations and all conditions applied to this Item. Ms. Corolla reiterated that these two communities will have separate HOAs, separate access and will only have strict emergency access through this gate, per the Fire Department recommendation. They would continue to remain two separate communities.

Chairman McCoy stated that, for clarity on the gate: Would it be a simple little gate across the asphalt or would there be additional measures outside of the roadway to prevent drivers from bypassing the gate?

Ms. Corolla stated that the intention of the developer is to provide the same standards as those already existing in the subdivision and that both developers would agree to the same existing standard as in High Park Hill.

Tom Waites, developer of High Park Hill and Williamson County resident, came forward to address the Commission and answer questions. He stated that they would install the gate whenever the road extends to that point.

Mr. Powell stated that you will see on the Site Plan that the gate is up in the woods. The quality and look of that gate will not be a chain link fence. It will be on the High Park Hill side, with a standard reflecting the cost of \$2.5-\$3 Million homes. Even though it's an emergency gate, it will look nice, and it's far away from any of the lots in Kings Chapel or High Park Hill.

Chairman McCoy asked if there were any further questions. There being none, he called for a motion.

Commissioner Richter moved to approve per Staff recommendations. The motion was seconded by Commissioner Lucyshyn. The motion was unanimously approved.

ITEM 26

CONCEPT PLAN (REVISED) REVIEW FOR HIGH PARK HILL SUBDIVISION, CONTAINING 235 LOTS ON 356 ACRES, LOCATED OFF OF MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-212).

Mr. Holmes gave the background (see Staff report), recommending approval of this revised Concept Plan with the condition that there be only one gated connection between the Kings Chapel Subdivision and the High Park Hill Subdivision and that access be restricted to emergency vehicles and utility service providers only.

Mr. Holmes added, Staff also recommends that the following conditions be met at future stages of development:

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County;
2. Submission of water plans for review and approval by Milcrofton 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 any future Section of the development, the required Zoning Certificate for the revised wastewater treatment and disposal system shall be submitted, and all conditions associated with the wastewater site plan approval must be satisfied;
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 address maintenance and operation of the private roads and gate(s) in High Park Hill that meet the standards and requirements of Articles 16 and 17 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;
3. Prior to consideration of Final Plat approval of any future sections of the development, the security gates at the entrances of the development shall be permitted and installed;
4. The Emergency/Utility provider gate shall be permitted and installed prior to the submittal of the Final Plat of the Section of the development in which it is located;
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.

Mr. Holmes added two additional items, not listed in the Staff report:

- The written version of the report inadvertently stated that the gates of the development were shown on the recorded Final Plat. They are, however, only shown on the Preliminary Plat.
- Additional materials related to this Item are on your desk in front of you.

Chairman McCoy asked Mr. Powell if he desired to speak at this time.

Mr. Powell said that he and Tom Waites requested a revision to one of the conditions recommended by Staff. Rather than having to install the entrance gates in conjunction with the next Final Plat, they would like to install it after 80% of the construction on houses and roads have been completed. There have been hundreds of trucks going in there daily now, and putting in an unmanned gate system there would be very problematic, and they asked it to be installed at a later date.

Chairman McCoy asked if there were any questions from Commissioners at this time, before opening the Public Hearing.

Commissioner Lucyshyn asked about the number of lots in High Park Hill that have been through the Final Plat and recorded.

Mr. Holmes addressed her question, stating that High Park Hill has two sections with a total of 78 lots of 235 that have been Final Platted and recorded.

Chairman McCoy clarified that that's Section 1 and Section 2.

Mr. Holmes confirmed.

Chairman McCoy asked if Mr. Powell intends to go in order--Phase 1, 2, 3, 4, and then, 5.

Mr. Powell responded that he believed so.

Chairman McCoy clarified that the entrance gates on Highway 96 would not be installed until 80%, but the emergency gate would be installed at the time of Final Plat for the section in which it is located.

Mr. Powell stated that the gates in Kings Chapel were installed in 2013; but we started building the roads in 2004. So it went almost nine (9) years without gates when we finally installed them.

Mr. Powell said that Section 6, in the South, is where the proposed gates will be located.

Commissioner Clifford asked about the reference to 80% and if it meant when the houses would be completed. He also asked about the need to be specific in wording the amendment.

Ms. Corolla, representing the applicant, stated that the entrance access gates along Highway 96 will be constructed at the point 80% of the lots are platted.

Ms. Ransom clarified that the emergency access gate has to be installed before the Final Plat of the section that it is contained in, which they are saying is Section 6.

Chairman McCoy said that there are four people signed up to speak for this Public Hearing. Each person will get three minutes to speak. With that, he opened the Public Hearing.

Mr. Paul Nicol, Williamson County, stated that he wanted to make sure that the proposed amendments are done according to the rules. He also stated his concern about the developer-owned private club in Kings Chapel, and that they are selling "outside" memberships. The sales flyer from years ago said that club memberships and amenities were for Kings Chapel residents only. He also expressed concern about the location of the emergency access gate.

Ms. Elise Cooley, Williamson County, said she was concerned about the merging of 75 lots from Kings Chapel into High Park Hill. She stated her concern that the proposed emergency access gate will be an eyesore. She asked, if the emergency access gate is approved, that it will be discreet and well-maintained. Ms. Cooley asked the Planning Commission to deny the applicant's proposed plan for High Park Hill.

Mr. Greg Cooley, Williamson County, agreed with the idea to move the emergency access gate outside of the Kings Chapel neighborhood. He said that it would be quicker for the Fire Department to get to High Park Hill. Mr. Cooley indicated a concern about the possible merger of the two HOAs in the future. He also noted that the Staff recommendation is not specific on the types of gates used for this emergency access, or what the road will look like. He also remarked that he wanted to make sure the development was following the County rules, and it wasn't.

Chairman McCoy closed the Public Hearing. He then asked if the Commissioners had any questions.

Commissioner Lucyshyn asked if there is a more direct route for the connector road, other than the southernmost connection shown on the plans.

Ms. Corolla responded that just southwest of the Southern access road into Kings Chapel is the wastewater treatment area, eliminating that route as an alternative to the proposed road connecting High Park Hill and Kings Chapel.

Commissioner Richter noted that that's the southernmost point you can connect.

Commissioner Lucyshyn suggested Majestic Meadow Drive.

Mr. Holmes responded that Majestic Meadow Drive goes out to Highway 96, noting that that gate is operational.

Mr. Powell said that the Northern proposed access road will become a cul de sac instead of the proposed second emergency access road.

Chairman McCoy asked if there were any more questions.

Ms. Corolla said that their intention is to abide by all Staff recommendations.

Commissioner Clifford asked about the timing when the emergency gate would be constructed, and if it might be used as a construction access point.

Ms. Corolla responded by saying that that gate will not be used for construction. It will only be used for emergency access, and it will be installed when Phase 6 is Final Platted.

Chairman McCoy said that he would like to see a temporary gate installed prior to the road's construction, so as to keep vehicles, including golf carts, out of the subdivision.

Commissioner Clifford reiterated the concern that that road might be used by construction sub-contractors for an easy access into the subdivision, rather than using the assigned route for construction. He suggested that a gate to curtail or disrupt traffic into the area through that road needs to be addressed.

Mr. Powell said that they will do as much as they can to prohibit construction and residential travel, including foot travel, through that connection road while they build it, mentioning the use of some barriers until it is ready for its proposed use.

Mr. Matteson noted that grading won't begin in that area until there is a Preliminary Plat, which would be the appropriate time to review that again.

Commissioner Lucyshyn asked about the delineation between High Park Hill and Kings Chapel in this location, and if there was going to be fencing, a berm or landscaping along the property line. What is the developer proposing that delineates the two neighborhoods?

Ms. Corolla said that there is a pretty intense development buffer on both sections of High Park Hill and Kings Chapel. In some cases, there is about 250 feet of separation between the two subdivisions.

Commissioner Kennedy asked about concerns about the two HOAs being co-mingled at some time in the future.

Ms. Ransom responded that the way the Zoning Ordinance is drafted, when you have the open space or the common area for each subdivision, they have to be dedicated to that HOA, so any attempt to combine those two, is akin to combining the two subdivisions. Both of those would be violations of the Zoning Ordinance.

Chairman McCoy asked if it was the developer's intention to have an aesthetically pleasing gate.

Mr. Powell responded that that is correct.

Chairman McCoy stated that we'll see more details on the gate and any landscaping buffer on each side that will keep people from driving back and forth at the Preliminary Plat stage. He then asked if there were any further questions.

Mr. Matteson suggested that any motion relative to the timing of the entrance gates installation would be appropriate prior to Final Plat submittal for the 188th lot.

Chairman McCoy restated that the 188th lot is the 80%.

Mr. Matteson agreed that that is correct, based on the 235 lots.

Chairman McCoy asked if there were any other questions or discussion on Item 26.

Commissioner McCord asked if that 188th lot would need a motion to amend the change.

Ms. Ransom clarified that you would make a motion to approve per Staff recommendations, *with the additon of ...*

Chairman McCoy, hearing no further discussion, asked for a motion.

Commissioner Crohan made a motion to approve per Staff recommendations, with the addition that prior to submittal of the Final Plat of the 188th lot, that's when the entrance gates at Highway 96 must be installed. The motion was seconded by Commissioner Lucyshyn. The motion was unanimously approved.

PRELIMINARY PLATS:

ITEM 27

PRELIMINARY PLAT REVIEW FOR HYDE PARK ESTATES SUBDIVISION, CONTAINING 16 LOTS ON 109.69 ACRES, LOCATED ON HYDE ROAD, IN THE 2ND VOTING DISTRICT (1-2023-314).

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

1. Prior to submission of the first Final Plat, the installation of roadway signage as recommended by the County's Traffic Consultant (See Attachment 27-3) shall be completed to the satisfaction of the County Highway Superintendent;
2. Prior to consideration of Final Plat approval, the applicant shall submit HOA documents, which shall address the requirements of Section 17.12: Private Streets of the Zoning Ordinance, 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 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 questions or discussion.

Commissioner Crohan moved for approval per Staff recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 28

PRELIMINARY PLAT REVIEW FOR HARDEMAN ESTATES SUBDIVISION, CONTAINING 10 LOTS ON 65 ACRES, LOCATED ON MURFREESBORO ROAD, IN THE 5TH VOTING DISTRICT (1-2023-315).

Mr. Holmes gave the background (see Staff report), recommending approval with the following conditions, which much be addressed 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 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 questions or discussion. There being none, he asked for a motion.

Commissioner Crohan made a motion for approval per Staff recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

ITEM 29

PRELIMINARY PLAT REVIEW FOR STARNES CREEK, PHASE 3, CONTAINING 18 LOTS ON 43.59 ACRES, LOCATED ON MEEKS ROAD, IN THE 5TH VOTING DISTRICT (1-2023-318).

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 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.

Chairman McCoy asked if there were any questions or discussion. There being none, Commissioner Crohan made a motion for approval per Staff recommendations. The motion was seconded by Commissioner Richter. The motion was approved unanimously.

ITEM 30

PRELIMINARY PLAT REVIEW FOR STONE RIDGE SUBDIVISION, LARGE LOT EASEMENT, CONTAINING 5 LOTS ON 63.92 ACRES, LOCATED OFF HARPETH SCHOOL ROAD, IN THE 2ND VOTING DISTRICT (1-2023-303).

Mr. Sweet gave the background (see Staff report), recommending deferral to the October 2023 Planning Commission meeting. Staff concurs with this request.

Chairman McCoy asked for a motion.

Commissioner Crohan made the motion to defer this Item to the October 2023 Planning Commission meeting. The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

Chairman McCoy asked if there was a motion to adjourn.

Commissioner Rose made a motion to adjourn. The motion was unanimously approved.

The meeting was adjourned at approximately 7:50 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON OCTOBER 12, 2023.

Chairman