

**MINUTES OF THE  
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION  
MEETING OF OCTOBER 12, 2023**

MEMBERS PRESENT

Robin Baldree  
Don Crohan  
Sharon Hatcher  
Steve Lane  
Keith McCord  
Bryan Richter  
Eddie Sanders

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  
Debbie Smith, Admin. Office Manager  
Julie Wilkerson, Planning Assistant

The Williamson County Regional Planning Commission met in regular session Thursday, October 12, 2023 at 5:30 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Clifford, Kennedy, Lucyshyn, Rose and Chairman McCoy were unable to attend.

Vice-Chairman Crohan called the meeting to order and took Roll Call. A quorum was present.

Vice-Chairman Crohan asked if there were any announcements.

Mr. Matteson announced the following:

- Revised Item Attachment 38-1: 2024 Planning Commission Submission Schedule/Schedule of Meetings
- Items 27, 29, 30 and 35 have been withdrawn; and
- The Arrington Special Area Plan Committee is being formed, and Staff will ask the Planning Commission to confirm its membership at the November 9, 2023 Planning Commission Meeting.

**PUBLIC COMMENT:**

No one signed up to comment on October Agenda Items.

**CONSIDERATION OF SEPTEMBER 2023 MINUTES:**

Vice-Chairman Crohan called for a motion to approve the September 14, 2023 Minutes. Commissioner Sanders made a motion to approve. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

**CONSENT AGENDA:**

Commissioner Hatcher recused herself from the Consent Agenda.

Vice-Chairman Crohan asked if anyone wanted to remove an Item for separate discussion. Hearing none, the Consent Agenda was taken as a whole. Commissioner Richter moved to approve the Consent Agenda. The motion was seconded by Commissioner Baldree. The motion was unanimously approved, with Commissioner Hatcher recused.

**BONDS:**

3. Arrington Ridge, Section 2 – Performance Bond for Wastewater Collection System - \$120,000  
**Recommendation:** Reduce to maintenance in the amount of \$36,000 for two (2) years.
4. Cox Ladd Treatment Facility – Maintenance Bond for Landscaping - \$15,200  
**Recommendation:** Release the bond.
5. Franklin Christian Church – Maintenance Bond for Landscaping - \$27,240  
**Recommendation:** Release the bond.
6. Hardeman Springs, Section 4 – Performance Bond for Wastewater Collection System - \$63,600  
**Recommendation:** Reduce to maintenance in the amount of \$19,080 for two (2) years.
7. King’s Chapel, Section 9 – Performance Bond for Roads, Drainage and Erosion Control - \$550,000.  
**Recommendation:** Reduce to maintenance in the amount of \$425,000 for one (1) year.
8. LDR Stables & Farm – Performance Bond for Landscaping - \$17,500  
**Recommendation:** Reduce to maintenance in the amount of \$5,200 for six (6) months.
9. McDaniel Estates, Section 1 – Maintenance Bond for Wastewater Collection System - \$50,700  
**Recommendation:** Release the bond.
10. McDaniel Farms, Section 1 – Maintenance Bond for Wastewater Collection System - \$50,700  
**Recommendation:** Release the bond.
11. McDaniel Farms, Section 2 – Maintenance Bond for Roads, Drainage and Erosion Control - \$426,000  
**Recommendation:** Extend in the current amount for one (1) year.
12. Pine Creek, Section 1 – Performance Bond for Wastewater Collection System - \$146,000  
**Recommendation:** Reduce to maintenance in the amount of \$43,800 for two (2) years.
13. St. Michael Academy Inc. – Performance Bond for Landscaping - \$200,000  
**Recommendation:** Extend in the current amount for six (6) months.
14. St. Michael Academy Inc. – Performance Bond for Wastewater Treatment and Disposal System - \$211,600  
**Recommendation:** Extend in the current amount for one (1) year.
15. Starnes Creek, Section 1 – Maintenance Bond for Water (Milcrofton) - \$140,700  
**Recommendation:** Extend in the current amount for six (6) months.
16. Terravista, Section 1 – Performance Bond for Landscaping - \$66,500.  
**Recommendation:** Reduce to maintenance in the amount of \$20,000 for six (6) months.

17. The Grove, Section 8 – Maintenance Bond for Wastewater Collection System - \$6,060  
**Recommendation:** Release the bond.
18. The Grove, Section 9 – Maintenance Bond for Wastewater Collection System - \$49,860  
**Recommendation:** Release the bond.
19. The Grove, Section 11 – Maintenance Bond for Wastewater Collection System - \$55,950  
**Recommendation:** Release the bond.
20. The Grove, Section 12 – Performance Bond for Wastewater Collection System - \$20,300  
**Recommendation:** Reduce to maintenance in the amount of \$6,090 for two (2) years.
21. The Grove, Section 13 – Maintenance Bond for Wastewater Collection System - \$64,500  
**Recommendation:** Release the bond.
22. The Grove, Section 13 – Maintenance Bond for Roads, Drainage and Erosion Control - \$300,000  
**Recommendation:** Extend in the current amount for one (1) year.
23. Troubadour, Section 4 – Performance Bond for Wastewater Collection System - \$74,250  
**Recommendation:** Reduce to maintenance in the amount of \$22,275 for two (2) years.
24. Troubadour, Section 4 – Performance Bond for Roads, Drainage and Erosion Control - \$520,000  
**Recommendation:** Extend in the current amount for one (1) year.
25. Vineyard Valley, Section 1 – Maintenance Bond for Roads, Drainage and Erosion Control - \$325,000  
**Recommendation:** Extend in the current amount for one (1) year.

#### **ITEM 34**

#### **FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 11B, CONTAINING 10 LOTS ON 15.332 ACRES, LOCATED OFF COX ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-418).**

Staff recommends approval of the Final Plat with the following conditions:

1. Establishment of a Performance Bond for Roads, Drainage and Erosion Control in the amount of \$978,000;
2. Establishment of a Performance Bond for Water Improvements in favor of Milcrofton Utility District in the amount of \$143,170;
3. Per the recommendation of the County's Wastewater Consultant, establishment of a Performance Bond for the Wastewater Collection System in the amount of \$107,600;
4. Execution of Performance Agreements for the above-referenced sureties;

5. Revised HOA documents addressing the requirements of Section 17.12: Private Streets of the Zoning Ordinance must be submitted for review and approval by the County Attorney. The approved HOA documents must be recorded at the same time as the recording of the final plat;
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.

**OLD BUSINESS:**

**ITEM 26**

**PRELIMINARY PLAT REVIEW FOR STONE RIDGE SUBDIVISION, LARGE LOT EASEMENT, CONTAINING 5 LOTS ON 63.92 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 November 2023 Planning Commission meeting.

Vice-Chairman Crohan asked for a motion. Commissioner Lane made a motion to defer to the November 2023 Planning Commission meeting. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

**PUBLIC HEARINGS:**

**ITEM 27**

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

This Item was withdrawn.

**ITEM 28**

**AMENDMENT TO SECTION 11.03 (B) OF THE ZONING ORDINANCE REGARDING FAMILY SUBDIVISIONS (6-2023-611).**

Mr. Matteson reviewed the background (see Staff report), recommending approval of this Text Amendment, and that the attached Resolution be forwarded to the County Commission for adoption.

Vice-Chairman Crohan opened the Public Hearing, indicating that those who signed up to speak have three (3) minutes to address the Planning Commission on this Item.

Brad Malm, Williamson County resident, stated that he and his mother hope to build on inherited property, but the current language of this Amendment prevented them from obtaining a construction loan from a lender who thought the language would not allow the bank to take back the property in the event of foreclosure. Mr. Malm supports the proposed Text Amendment.

Debbie Malm, Rutherford County, said that she agrees with the new language being proposed.

Vice-Chairman Crohan closed the Public Hearing, asking Commissioners for comments or questions. Hearing none, he asked for a motion. Commissioner Sanders moved to approve per Staff recommendations. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

**ITEM 29**

**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).**

This Item was withdrawn.

**ITEM 30**

**NON-RESIDENTIAL SITE PLAN REVIEW FOR REEDS VALE AMENITY CENTER, CONTAINING 7.316 ACRES, LOCATED ON LAMPKINS BRIDGE ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2023-011).**

This Item was withdrawn.

**ITEM 31**

**PRELIMINARY PLAT REVIEW FOR LITTLE CREEK FARMS SUBDIVISION, CONTAINING 18 LOTS ON 57.08 ACRES, LOCATED ON WILSON PIKE, IN THE 4<sup>TH</sup> VOTING DISTRICT (1-2023-319).**

Mr. Holmes reviewed 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 the submittal of the first Final Plat, off-site roadway improvements on Wilson Pike as specified by the County's Traffic Consultant must be completed to the satisfaction of TDOT (Attachment 31-3);
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 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. Submission of landscaping plans and establishment of a Performance Bond for Landscaping Improvements;
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.

Vice-Chairman Crohan asked if there were questions. There being none, he asked for a motion. Commissioner Richter made a motion to approve per Staff recommendation. The motion was seconded by Commissioner Lane. The motion was unanimously passed.

**ITEM 32**

**PRELIMINARY PLAT REVIEW FOR BAILEY'S COVE SUBDIVISION, CONTAINING 5 LOTS ON 42.63 ACRES, LOCATED ON COLUMBIA PIKE, IN THE 11<sup>TH</sup> VOTING DISTRICT (1-2023-320).**

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

Vice-Chairman Crohan asked for questions, comments or a motion. Commissioner Lane made a motion to defer to the November 2023 Planning Commission meeting. The motion was seconded by Commissioner Richter. The motion was unanimously approved.

**ITEM 33**

**PRELIMINARY PLAT REVIEW FOR THE ARBORS AT LEIPERS FORK SUBDIVISION, CONTAINING 18 LOTS ON 379 ACRES, LOCATED ON HARGROVE ROAD, IN THE 1<sup>ST</sup> VOTING DISTRICT (1-2023-321).**

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

Vice-Chairman Crohan asked for questions or a motion. Commissioner Richter made a motion to defer to the November 2023 Planning Commission meeting. The motion was seconded by Commissioner Sanders. The motion was unanimously approved.

**FINAL PLAT:**

**ITEM 34**

**FINAL PLAT REVIEW FOR TROUBADOUR GOLF & FIELD CLUB, SECTION 11B, CONTAINING 10 LOTS ON 15.332 ACRES, LOCATED OFF COX ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-418).**

Item 34 was on the Consent Agenda and was previously approved by the Planning Commission.

**ITEM 35**

**FINAL PLAT REVIEW FOR REEDS VALE, SECTION 2, CONTAINING 58 LOTS ON 60.382 ACRES, LOCATED ON LAMPKINS BRIDGE ROAD, IN THE 5<sup>TH</sup> VOTING DISTRICT (1-2023-419).**

This Item was withdrawn.

**ITEM 36**

**ESTABLISHMENT OF A LANDSCAPING BOND FOR LANDSCAPING IMPROVEMENTS FOR ROBERT JONES TILE AND CARPET ON 2.34 ACRES, LOCATED ON HORTON HIGHWAY, IN THE 5<sup>TH</sup> VOTING DISTRICT (5-2023-012).**

Mr. Holmes reviewed the background (see Staff report), recommending the establishment of a Performance Bond for Landscaping Improvements in the amount of \$32,200.

Vice-Chairman Crohan asked if there were any questions. There being none, he asked for a motion. Commissioner Richter made a motion to approve per Staff recommendation. The motion was seconded by Commissioner Lane. The motion was unanimously approved.

### **ITEM 37**

#### **ELECTION OF PLANNING COMMISSION OFFICERS:**

##### **Planning Commission Chairman**

Vice-Chairman Crohan asked for nominations for Planning Commission Chairman. Commissioner Baldree nominated Sammie McCoy, whose nomination was seconded by Commissioner Richter. Vice-Chairman Crohan asked if there were any other nominations. There being none, Vice-Chairman Crohan closed the nominations, asking for a vote. The nomination to approve Sammie McCoy for Chairman of the Planning Commission was unanimously approved.

##### **Planning Commission Vice-Chairman**

Vice-Chairman Crohan then asked for nominations for Planning Commission Vice-Chairman. Commissioner Sanders nominated Don Crohan, whose nomination was seconded by Commissioner Hatcher. Vice-Chairman Crohan asked if there were any other nominations. There being none, Vice-Chairman Crohan closed the nominations, asking for a vote to approve. The nomination was unanimously approved.

##### **Planning Commission Secretary**

Vice-Chairman Crohan asked for nominations for Planning Commission Secretary. Commissioner Baldree nominated Michael Matteson, whose nomination was seconded by Commissioner Richter. Vice-Chairman Crohan asked if there were any other nominations. There being none, Vice-Chairman Crohan closed the nominations, asking for a vote. The nomination was unanimously approved.

##### **Planning Commission Secretary Pro Tempore**

Vice-Chairman Crohan asked for nominations for Planning Commission Secretary Pro Tempore. Commissioner Baldree nominated Aaron Holmes, whose nomination was seconded by Commissioner Hatcher. Vice-Chairman Crohan asked if there were any other nominations. There being none, Vice-Chairman Crohan closed the nominations, asking for a vote. The nomination was unanimously approved.

### **ITEM 38**

#### **PLANNING COMMISSION SUBMISSION SCHEDULE/SCHEDULE OF MEETINGS:**

Vice-Chairman Crohan asked if there were any questions. There being none, he asked for a motion. Commissioner Richter made a motion to approve the 2024 Planning Commission Submission Schedule/Schedule of Meetings (see Revised Attachment 38-1). The motion was seconded by Commissioner Baldree. The motion was unanimously approved.

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

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There being no more business, the meeting was adjourned at approximately 5:50 p.m.

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

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Chairman