

**MINUTES OF THE
WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION
MEETING OF NOVEMBER 13, 2014**

MEMBERS PRESENT

Robin Baldree
Don Crohan
John Lackey
Steve Lane
Tom Murdic
Paul Pratt, Jr.
Jack Walton

STAFF PRESENT

Joe Horne, Community Development Director
Michael Matteson, Planning Director
Floyd Heflin, County Engineer
William Andrews, Assistant County Engineer
Kristi Ransom, Attorney
Aaron Holmes, Planning Coordinator
Katy Rucker, Planner
Lincoln Sweet, Planner
Sheila Myers, Administrative Assistant
Lania Escobar, Secretary

The Williamson County Regional Planning Commission met in regular session Thursday, November 13, 2014 at 7:00 p.m. in the Auditorium of the Williamson County Administrative Complex. Commissioners Givens, Fisher, Mosley, Richter and Sanders were unable to attend.

Chairman Lackey called the meeting to order.

Mr. Horne announced the following:

1. Items 18 and 24 have been withdrawn.
2. A revised Plat for Item 22, King's Chapel, Section 6, has been placed before the Commission.

CONSIDERATION OF MINUTES:

Chairman Lackey asked for a motion to consider the minutes of the October 9, 2014 Planning Commission meeting.

A motion was made by Commissioner Crohan to approve the minutes as submitted, and was seconded by Commissioner Murdic. The motion passed by unanimous vote.

CONSENT AGENDA:

Chairman Lackey asked if any of the Commissioners would like to pull an item for separate discussion from the Consent Agenda. None of the Commissioners requested an item be pulled for separate discussion.

BONDS:

3. **Bell Pond** – Maintenance Bond for Roads, Drainage and Erosion Control - \$45,000.
Recommendation: Extend in the current amount for a period of one (1) year.
4. **Belle Chase, Section 2** – Maintenance Bond for Roads, Drainage and Erosion Control - \$66,000.
Recommendation: Extend in the current amount for a period of six (6) months with a review in three (3) months.
5. **Belle Vista, Section 3** – Performance Bond for Landscaping - \$7,260.
Recommendation: Extend in the current amount for a period of six (6) months.
6. **Belle Vista, Section 3** – Performance Bond for Wastewater Collection System - \$108,000.
Recommendation: Convert to Maintenance in the amount of \$32,400 and extend for a period of two (2) years.

7. **Brienz Valley, Section 1** – NOT ON CONSENT.
8. **Brienz Valley, Section 2** – NOT ON CONSENT.
9. **Estates of Gallant Ridge** – Performance Bond for Landscaping - \$7,000.
Recommendation: Extend in the current amount for a period of six (6) months and require the landscaping be completed.
10. **Owendale** – Maintenance Bond for Roads, Drainage and Erosion Control - \$110,000.
Recommendation: Extend in the current amount for a period of six (6) months.
11. **Silver Stream Farm, Section 4C** – Performance Bond for Sewer - \$5,000.
Recommendation: Extend in the current amount for a period of one (1) year.
12. **Silver Stream Farm, Section 4C** – Performance Bond for Landscaping - \$9,000.
Recommendation: Extend in the current amount for a period of six (6) months.
13. **Silver Stream Farm, Section 4C** – Performance Bond for Roads, Drainage and Erosion Control - \$25,000.
Recommendation: Convert to Maintenance in the amount of \$25,000 and extend for a period of one (1) year.
14. **Silver Stream Farm, Section 4C** – Performance Bond for Water - \$27,500.
Recommendation: Release the bond.
15. **Watkins Creek, Section 5** – NOT ON CONSENT.

FINAL PLATS:

ITEM 20

FINAL PLAT REVIEW FOR ARRINGTON RETREAT, SECTION 4, CONTAINING 65 LOTS ON 62.93 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT

Staff recommends approval with the following stipulations:

1. The posting of a Performance Bond in the amount of \$695,000 for roads, drainage and erosion control. This is a reduced Performance amount based on work completed;
2. The posting of a Performance Bond in the amount of \$24,000 for water improvements as specified by Nolensville/College Grove Utility District;
3. The posting of a Performance Bond in the amount of \$232,800 for the wastewater collection system;
4. The approved HOA documents must be recorded at the same time as the recording of the Final Plat;
5. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and

6. That the applicant provides two 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 plat.

ITEM 22

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 6, CONTAINING 34 LOTS ON 18.97 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

Staff recommends approval with the following stipulations:

1. The payment of \$63,195 (\$1,915 per lot) as traffic mitigation funds to the appropriate traffic shed escrow account;
2. The posting of a Performance Bond in the amount of \$440,000 for roads, drainage and erosion control. This is a reduced Performance amount based on work completed;
3. The posting of a Performance Bond in the amount of \$14,000 for water improvements as specified by Milcrofton Utility District;
4. The posting of a Performance Bond in the amount of \$82,500 for the wastewater collection system;
5. 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. That the applicant provides two 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 plat.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation on the Consent Agenda Items. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 7

BRIENZ VALLEY, SECTION 1, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that this Bond be called.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 8

BRIENZ VALLEY, SECTION 2, MAINTENANCE BOND FOR ROADS, DRAINAGE AND EROSION CONTROL

Mr. Andrews reviewed the background (see Staff report) recommending that this Bond be called.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

ITEM 15

WATKINS CREEK, SECTION 5, PERFORMANCE BOND FOR LANDSCAPING

Mr. Horne reviewed the background (see Staff report) recommending that this Bond be deferred to the December meeting.

There being no comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

CONCEPT PLANS:

ITEM 16

CONCEPT PLAN REVIEW FOR THE FARMS AT CLOVERCROFT, CONTAINING 86 LOTS ON 172 ACRES LOCATED OFF CLOVERCROFT ROAD IN THE 5TH VOTING DISTRICT (1-2014-203)

Mr. Matteson reviewed the background (see Staff report) recommending approval.

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include turn lane improvements on Clovercroft Road. Turn lane improvements must be approved by the County Highway Commission prior to Preliminary Plat submittal;
2. Submission of water plans for review and approval by Nolensville-College Grove Utility District;
3. Sewer lines must be shown outside of right-of-ways;
4. Submission of construction plans for all required wastewater treatment and disposal facilities to TDEC, the County's consultant, and staff; and
5. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the turn lane improvements on Clovercroft Road must be completed in accordance with the approved plans;
2. Prior to Final Plat submittal, a Zoning Certificate must be obtained for the completed wastewater treatment and disposal system. Prior to issuance of the Zoning Certificate, the applicant shall provide the following:
 - a) A letter from TDEC indicating that the Nontraditional Wastewater Treatment and Disposal System was installed and is functioning;
 - b) As-built drawings showing the location of all system components and a sealed certification letter from the design engineer indicating that the Nontraditional Wastewater Treatment and Disposal System was constructed in accordance with the approved construction plans and specifications;

- c) A letter from the owner/utility provider indicating that it has accepted the Nontraditional Wastewater Treatment and Disposal System and is currently operating same;
 - d) The posting of a Performance Bond in the amount of \$72,000 for the Non-Traditional Wastewater Treatment and Disposal System as specified by the County's wastewater consultant; and
 - e) The posting of a Performance Bond in the amount of \$64,350 for landscaping improvements;
3. 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 prior to the recording of the Final Plat;
 4. Establishment of a performance bond for roads, drainage and erosion control;
 5. Establishment of a performance bond for water improvements in favor of Nolensville/College Grove Utility District;
 6. Establishment of a performance bond for the wastewater collection system;
 7. Submission of landscaping plans and establishment of a performance bond for landscaping;
 8. Dedication of right-of-way 36 feet off the centerline of Clovercroft Road;
 9. Execution of a Stormwater Maintenance Agreement and submission of an Operation and Maintenance Plan for stormwater improvements; and
 10. 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 Lackey asked for any comments from the Commission.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Lane seconded the motion, which passed by unanimous vote.

ITEM 17

CONCEPT PLAN REVIEW FOR WEATHERFORD ESTATES, CONTAINING 17 LOTS ON 48.67 ACRES LOCATED OFF ARNO ROAD IN THE 4TH VOTING DISTRICT (1-2014-201)

Mr. Matteson reviewed the background (see Staff report).

A number of items must be addressed with future submittals.

The Preliminary Plat must address the following:

1. Submission of roads, drainage and erosion control plans for review and approval by the County Engineer. Such would include off-site improvements on Arno Road as stipulated by the Traffic Access Analysis review findings provided by the County's traffic engineering consultants (See Attachment 17-3). Off-site improvements must be approved by the County Highway Commission prior to Preliminary Plat submittal;

2. Submission of water plans for review and approval by Milcrofton Utility District; and
3. Identification of lots requiring engineered site plans per Article 13 of the Zoning Ordinance.

The Final Plat must address the following:

1. Prior to submittal of a Final Plat, the off-site improvements on Arno Road must be completed in accordance with the approved plans;
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 prior to 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. Submission of landscaping plans and establishment of a performance bond for landscaping;
6. Dedication of right-of-way 36 feet off the centerline of Arno Road;
7. Final approval of all septic systems for each lot from the Williamson County Department of Sewage Disposal Management;
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 Lackey asked for any comments from the Commission.

Commissioner Pratt asked if there was a way to connect Scott Drive to this subdivision.

Mr. Matteson stated that idea was evaluated, but given the fact that this is only a seventeen (17) lot Subdivision and does not require a second entrance Staff felt this was not necessary.

Commissioner Crohan asked if there were plans for turn lanes on Arno Road.

Mr. Matteson stated that the Traffic Access Analysis performed by the applicant indicated that a turn lane was not warranted and the County's traffic consultant agreed with that finding.

Commissioner Baldree stated she has a lot of concerns about the traffic on Arno Road. She stated that the area where the entrance is proposed is a dangerous area and she believes a turn lane should be required.

No action was required.

NON-RESIDENTIAL SITE PLANS:

ITEM 18

NON-RESIDENTIAL SITE PLAN FOR SYCAMORE FARMS EVENT CENTER, RURAL RETREAT, EXTENSIVE, ON 27.47 ACRES LOCATED AT 4886 MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT

This item was withdrawn.

ITEM 19

NON-RESIDENTIAL SITE PLAN FOR WILLIAMSON COUNTY FIRE HALL, ON 7 ACRES LOCATED AT 2646 GOOSE CREEK BY-PASS IN THE 11TH VOTING DISTRICT (5-2014-019)

Mr. Holmes reviewed the background (see Staff report) recommending approval with the following stipulations:

1. Evidence of approval for the driveway connections from TDOT prior to the issuance of a Land Disturbance Permit; and
2. Execution of a Stormwater Maintenance Agreement and submission of an Operations and Maintenance Plan for stormwater improvements.

There being no other comments, Commissioner Crohan made a motion to accept Staff's recommendation. Commissioner Murdic seconded the motion, which passed by unanimous vote.

FINAL PLATS:

ITEM 20

FINAL PLAT REVIEW FOR ARRINGTON RETREAT, SECTION 4, CONTAINING 65 LOTS ON 62.93 ACRES LOCATED OFF NOLENSVILLE ROAD IN THE 5TH VOTING DISTRICT (1-2014-428)

This item was on the Consent Agenda.

ITEM 21

FINAL PLAT REVIEW FOR HENRY BEARD, SMALL MAJOR SUBDIVISION, CONTAINING 3 LOTS ON 8.64 ACRES LOCATED OFF DAVIS HOLLOW ROAD IN THE 9TH VOTING DISTRICT (1-2014-427)

Mr. Sweet reviewed the background (see Staff report) recommending approval of this request with the stipulation of 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.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 22

FINAL PLAT REVIEW FOR KING'S CHAPEL, SECTION 6, CONTAINING 33 LOTS ON 18.97 ACRES LOCATED OFF MURFREESBORO ROAD IN THE 5TH VOTING DISTRICT (1-2014-428)

This item was on the Consent Agenda.

ITEM 23

FINAL PLAT REVIEW FOR MISTYE MEADOW FARMS, LARGE LOT EASEMENT SUBDIVISION (RE-APPROVAL), CONTAINING 3 LOTS ON 15.03 ACRES LOCATED OFF LONG LANE IN THE 4TH VOTING DISTRICT (1-2014-426)

Mr. Sweet reviewed the background (see Staff report) recommending approval subject to the following:

1. A Notice of Coverage issued by TDEC will be required prior to the signing of the plat;
2. A Land Disturbance Permit must be obtained for the overall development; and
3. Driveway and drainage infrastructure must be complete prior to issuance of building permits.

There being no comments, Commissioner Murdic made a motion to accept Staff's recommendation. Commissioner Crohan seconded the motion, which passed by unanimous vote.

ITEM 24

FINAL PLAT REVIEW FOR ANN L. WHITE, LARGE LOT EASEMENT SUBDIVISION, CONTAINING 2 LOTS ON 34.04 ACRES LOCATED OFF ASH HILL LANE IN THE 2ND VOTING DISTRICT (1-2014-424)

This item was withdrawn.

CORRECTION TO CONSENT AGENDA:

Mr. Horne indicated a correction needed to be made to the Consent Agenda regarding Item 20. Staff's report incorrectly named the water provider as Milcrofton Utility District. The report should have named the water provider as Nolensville/College Grove Utility District.

CLOSED SESSION:

ITEM 25

Save Rural Franklin and Save Old Hillsboro Road v. Williamson County, by and through its Regional Planning Commission, Williamson County Chancery Court, Docket Number 43237.

The session was closed for approximately fifteen (15) minutes.

The session was re-opened. No action was required by the Commission.

Chairman Lackey asked for a motion to adjourn.

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There being no further business, the meeting was adjourned at approximately 7:50 p.m.

APPROVED BY A MAJORITY VOTE BY THE WILLIAMSON COUNTY REGIONAL PLANNING COMMISSION ON DECEMBER 11, 2014

CHAIRMAN JOHN LACKEY