

MINUTES OF THE  
STORM WATER APPEALS BOARD (SWAB)  
MEETING OF December 17, 2014

1. **OPENING** – The Storm Water Appeals Board (SWAB) met in session on Wednesday, December 17, 2014 at 8:30 a.m. in the Auditorium of the Williamson County Administrative Complex. Chairman Richard Schuff called the meeting to order. A quorum was present. Attendees were:

**1.1 Board Members**

John Minton, Homebuilders Representative  
John Kinnie, Agricultural Representative  
Brad Hoot, Community Representative, Secretary  
Betsy Hester, Commission Representative  
Dan Crunk, Development Representative  
Richard Schuff, Engineering Representative, Chairman

**1.2 Staff**

Michael Scott, Storm Water Quality Coordinator  
Kristi Ransom, Attorney  
Floyd Heflin, County Engineer  
Debbie Smith, Engineering Administrative Assistant

**1.3 Representatives**

James Armstrong, Engineering Representative for Rochford Construction  
Aaron Wells, owner of 3715 Ravenstrace Ln.  
Joe Liem, General Contractor

2. **APPROVAL OF MINUTES** – Richard Schuff opened the floor for comments on the November 19, 2014 minutes. Betsy Hester moved for approval, seconded by Brad Hoot. The motion was unanimously approved.

3. **12-17-2014-02 - Appeal for Rochford Construction Temple Hills Country Club Estates, Section 16, Phase B.**

**3.1 Introduction by Staff** – Mr. Scott reviewed the Staff report for the record.

**3.2 Appellant Case** - James Armstrong stated the homes on these lots were recently constructed and after a large rain it has become an issue that the drainage from the golf course floods across the driveway areas of lots 1613 and 1614. There is a catch basin located behind the home, but it is undersized and cannot handle large amounts of runoff. Since then, the developer cut in a drainage swale between the two lots that carries the runoff directly to the stream.

Mr. Armstrong stated they did violate the Stormwater Regulations by installing the swell prior to approval, but the developer felt it was his responsibility to fix the

issue. Mr. Heflin stated the developer is also appealing the fine and two motions will be required.

**3.3 Public Hearing** – Mark Haze, 6569 Stableford Ln., owner of lot 1614, indicates he would like to see the swale remain, because it has helped the runoff situation. He stated the drain that was previously installed clogs frequently and he has to go remove the debris that has collected. He wants the swale to remain as is.

**3.4 Board Discussion** – Dan Crunk asked Mr. Armstrong that since this was an emergency repair, in his opinion was this the best fix or if the catch basin should be ungrated to handle the flow from the golf course. Mr. Armstrong stated it has fixed the runoff issue and he felt upgrading the catch basin would not have helped the situation.

Dan Crunk asked if the drainage on the Golf Course was designed correctly. Mr. Heflin stated a new phase that is currently under construction is causing the runoff. It has been regraded, and may not produce as much sheet flow to this area in the future.

Dan Crunk asked if the area has been stabilized and what are the plans for future stabilization. Mr. Scott stated that the area has been sodded. Mr. Armstrong stated the developer is willing to do whatever is necessary, but currently is not allowed in the area to work due to the Notice of Violation.

Mr. Scott stated the NOV was issued due to the encroachment into the WNA and the large amount of disturbance in that area. John Minton asked if any erosion control methods were used. Mr. Scott stated the only thing he noticed were the straw bales located at the end of the swale.

John Kinnie stated the swale is catching a lot of runoff with nothing to slow it down before entering the stream. He feels something should be done to slow the water down and allow more sediment to filter before it enters the stream.

Brad Hoot asked if the swale was designed by an Engineer or if it was designed on site. Mr. Armstrong stated he has not seen any plans.

John Kinnie asked if the swale is on a private lot or in open space. Mr. Armstrong stated it is on lot 1614 and not located within any public utility and drainage easement.

Brad Hoot asked the homeowner if he would be willing to allow the area coming from the golf course remain in a natural state in order to filter any runoff coming from the golf course. Mr. Haze stated he had no problem with leaving that area unmowed.

**3.5 Board Action** – Dan Crunk moved for approval of the waiver with the following conditions: 1) Stabilize the Waterway Natural Area where it has been disturbed; 2) Developer submit plans by a Licensed Engineer showing long term stability in the WNA and 3) a drainage easement a minimum of 10 feet be recorded on lot 1614 where the swale is located, seconded by Brad Hoot. The motion was unanimously approved.

John Kinnie moved to deny the appeal for the waiver of the fine, seconded by John Minton. The motion was unanimously approved.

**4. 12-17-2014-03 – Appeal for 3715 Ravenstrace Ln.**

**4.1 Introduction by Staff** - Mr. Scott reviewed the Staff report for the record.

**4.2 Appellant Case** – Aaron Wells, property owner, stated he purchased this property and upon submission for permits, it was found that the septic fields were not platted correctly; therefore, a minor revision to the plat is required to revise the septic fields. As a result of the plat revision, the new Stormwater Regulations apply.

Joe Liem, General Contractor for Mr. Wells, stated they were waiting for this waiver to be approved before siting the house on the property.

Mr. Wells questions why on the original plat were these streams not noted as within the WNA, and whether this should be grandfathered in. Mr. Heflin stated the property lost all grandfather rights once it was submitted for the minor revision.

**4.3 Public Hearing** – Terry Reedy, 3735 Ravenstrace Ln. stated that these streams carry water at all times, and just wanted the homeowner to know this and does not have any opposition to granting the waiver.

**4.4 Board Discussion** – Dan Crunk asked Mr. Wells if the proposed house is shown on any submittal. Mr. Crunk noted that no plans show the proposed site of the house.

Brad Hoot stated he felt it was necessary that the Board see a site plan showing the location of the house and know exactly what is needed for the waiver.

Mr. Scott stated he is currently waiting on a letter from the State confirming that these are intermittent streams and not wet weather conveyances. He has been advised of this verbally.

**4.5 Board Action** – Dan Crunk moved to defer this item until the January meeting and requested that if it is brought back before this Board, to have site plans showing the location of the house and the encroachment into the WNA and an alternative plan showing the site in conformance with the regulations as required by the application requirements found in the regulations, seconded by Brad Hoot. Motion was unanimously approved.

**ADJOURNMENT** - There being no further business, Brad Hoot moved for adjournment, seconded by Dan Crunk. The motion was unanimously approved.

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Chairman

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Date